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SPRING/SUMMER 2016

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52 ISLANDS  
FOR SALE OR RENT

KISH KA DENA ISLAND  
COVER PHOTO BY PAUL BENNETT

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NEW SEASON

# ISLAND HUNTERS

it's A nice  
fixer-upper!

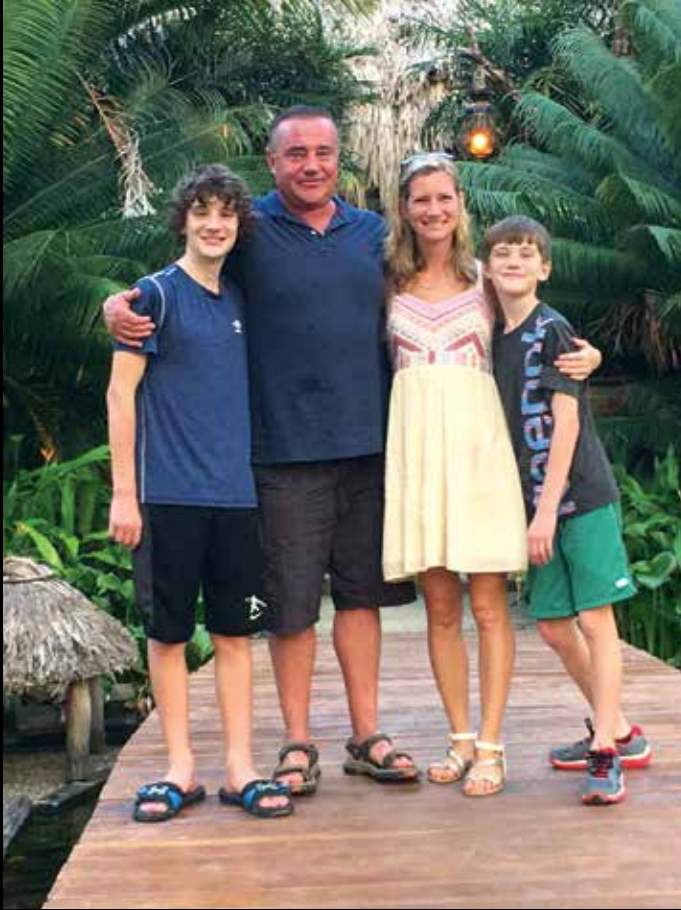


TAKE THE HUNT TO A NEW LEVEL.



## SHAWN AND JILL RITCHIE

FEATURED ON AN UPCOMING EPISODE OF HGTV'S ISLAND HUNTERS



**M**y wife and I met on a cruise in Aruba 23 years ago, so it was an island that brought us together. I was with friends and she was with family, but the crazy part is that when I asked her where she was from, she said, “Medina, Ohio.” It turned out my office was 10 minutes from her house. We started dating and ended up having our wedding in the Bahamas because we loved the islands so much.

Now, we’ve become big fans of Chris Krolow’s show, “Island Hunters.” Chris did an episode on Motu Teta, a private island in Rangeroa, Tahiti that we’d rented 10 years ago, and it inspired us to go back and stay there again. The peace and quiet that you have on a private

island is incredible. You’re not surrounded by 10,000 people or even 10 people – it’s just you and your closest family members or friends. If you want to fish, or if you want to snorkel or dive, you can do it right off your island. The sounds of the sea and the birds are so relaxing; it transports you to a different place in this world.

More recently, we took another cruise with our two sons, who are 11 and 13. The first stop was Belize, but my older son broke his brother’s collarbone while they were wrestling in the room, and my son and wife had to stay on the boat. I made a promise to my son that when his shoulder healed we’d come back to Belize.

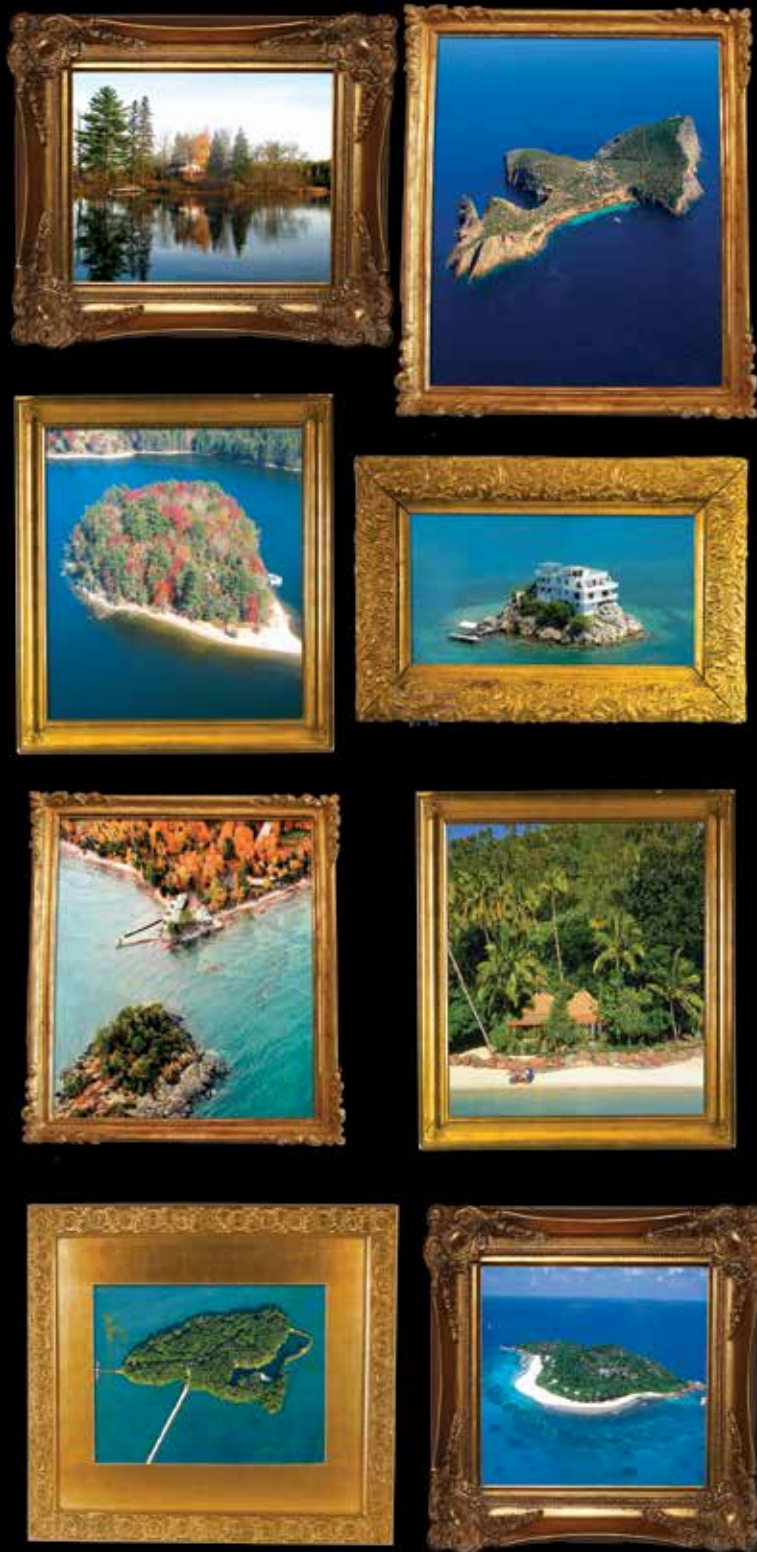
Fast forward about six months: I went on a fishing trip to Placencia, Belize and fell in love with that part of the country. We went back as a family and that’s when we really started discovering the islands in that area and decided it was where we wanted to buy a house. Belize is so laid-back, it’s English-speaking, and the people are so friendly there. It’s kind of like stepping back in time 20 years; you feel like you really can get away from it all.

However, we were struggling to find a house that was the right fit. One night, we were watching “Island Hunters” again and it just clicked. Now, we’re actually on the show! You’ll have to watch later this year to see which island in Belize we purchased, but we only looked at completely undeveloped options. We’re working on creating our own high-end private island rental, complete with chef, activities coordinator and fishing guide. It’s a similar concept to Motu Teta.

A lot of people think it’s not feasible to own an island, or they just can’t afford it. “Island Hunters” does a good job of demonstrating that there is a budget for everyone, from a half million dollars all the way up to \$25 million. If you can dream it, you can make it happen. There is an island out there you can own.

Shawn and Jill Ritchie





  
PRIVATE ISLANDS INC.

Our flagship website, Private Islands Online, was instrumental in launching the market for private islands. With more than 750 islands for sale or rent and a subscriber base of more than 60,000, it's the first stop for potential island buyers to begin their search for paradise.

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# PRIVATE ISLANDS

Publisher/CEO	Chris Krolow
Guest Editor	Shawn and Jill Ritchie
Associate Publisher	Nicole Edwards
Editor at Large	LoAnn Halden
Contributing Editor	Nicole Edwards, Jessie Ghazarian
Creative Director	Adam McKie
Art Director	Bailey Meadows
Contributors	LoAnn Halden, Nicole Edwards, C.L. Frey, Jessie Ghazarian, Matthew Wexler, Dan Allen, Barbara E. Lester, Meg Ten Eyck
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[editor@privateislandsmag.com](mailto:editor@privateislandsmag.com)

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## CHRIS KROLOW

HAPPY ISLAND HUNTING!



Welcome to the Spring/Summer 2016 issue of Private Islands Magazine, your entryway to the ever-expanding world of private island real estate. From shores close to home to the far reaches of the globe, we've got our fingers on the pulse of the best island properties for sale or rent.

This issue's guest editors have a special connection to Private Islands. Shawn and Jill Ritchie are fans of Island Hunters, the HGTV series that I executive produce and host—and now they're about to be featured in an upcoming episode on Belize. Tune in later this summer to find out which island they purchased. It's a great opportunity to see firsthand how to make island ownership a reality.

Central America is on my mind a lot these days as I have my own single-villa private island project in the works off the coast from Placencia, Belize. As the closest island in that area to Belize's famous barrier reef, it will deliver world-class snorkeling right off its sands.

If Belize piques your interest, there are a variety of options

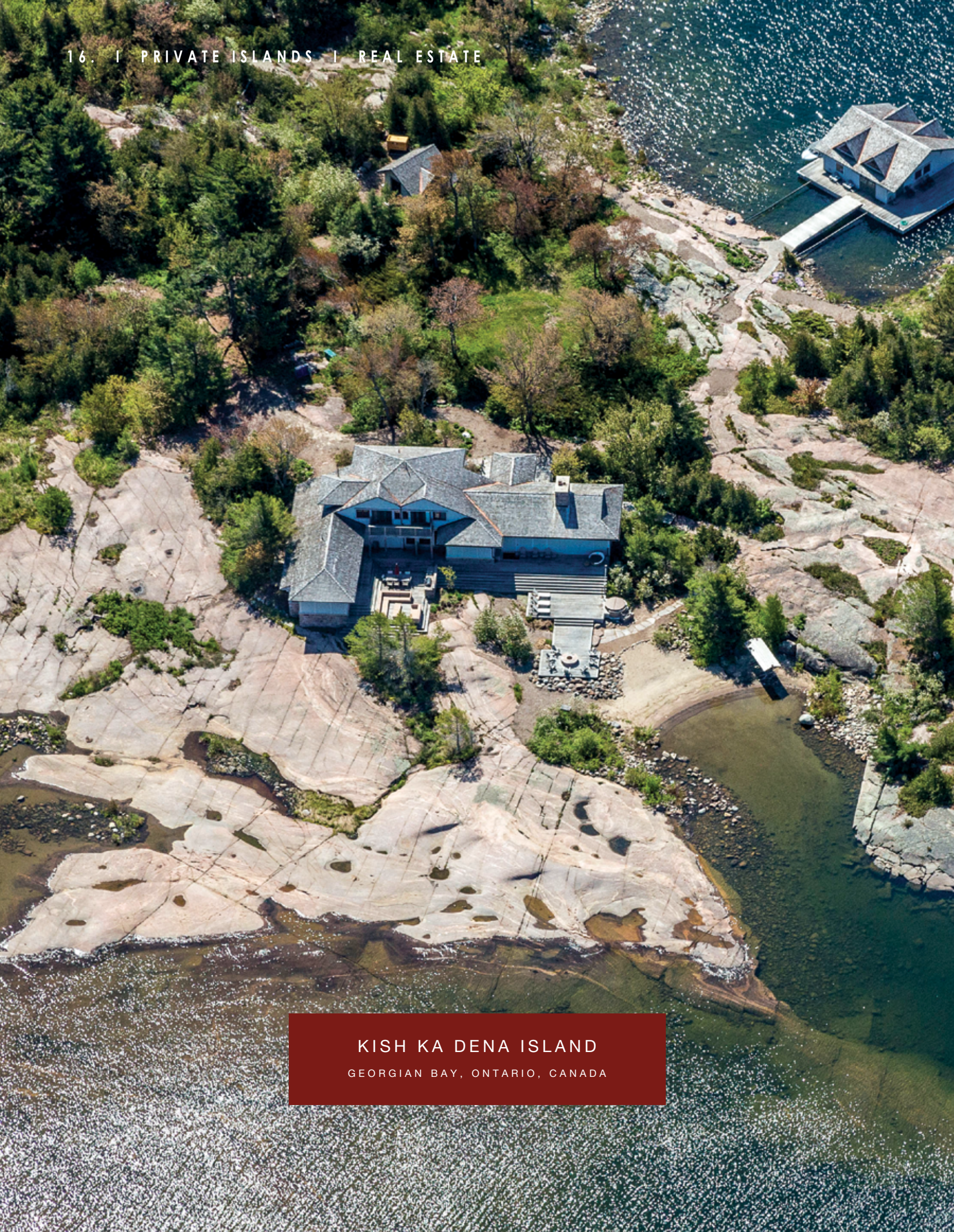
in this issue: Little Harvest Caye (p. 24), a private island with a turnkey five-bedroom home, offers affordable island shares, allowing you to experience the luxury of ownership without a year-round commitment; Moho Caye (p. 20) is an eight-acre undeveloped island; and North Saddle Caye (p. 22) is a self-sustainable island estate ready for full-time ownership.

From community-minded 1 Mandalay in Florida (p. 34) to the lavish Georgian Bay estates Pavis Island (p. 44) and Kish Ka Dena (p.16) in Ontario, Canada, you'll find plenty of turnkey properties to suit tastes from tropical to temperate. There are also undeveloped islands like Saddleback Cay (p. 30) in the Bahamas where you can let your imagination run wild.

Happy island hunting!

Chris Krolow  
Publisher, Private Islands Magazine  
CEO, Private Islands Inc.





KISH KA DENA ISLAND

GEORGIAN BAY, ONTARIO, CANADA













© PAUL BENNETT

Located in the south-central region of Ontario, Canada, Kish Ka Dena is one of Georgian Bay's most desirable outer islands. The crown jewel of this 3.73-acre property is The Beach House, a magnificent 5,000-square-foot, four-bedroom cottage, which has a utility building, a protected deep-water harbor with boathouse, and floating docks.

The house could easily fit inside the pages of Architectural Digest with its beautifully vaulted ceilings, dramatic massive beams, and the double-sided, floor-to-ceiling, granite wood-burning fireplace. An open layout with interconnected kitchen, dining room and great room fills the first floor. The spacious kitchen features built-in appliances and marble countertops.

The Beach House's east porch acts as a functional divider between the common spaces and the gorgeous master suite, which has a large bedroom with beautiful water views on three sides and a sizable walkout deck. The suite also features a walk-in dressing room, a seven-piece bath with double sinks, double walk-in showers and a giant oval soaking tub, plus an attached private study. On the second floor there are three bedrooms, each with their own bathroom. Two of the bedrooms have attached balconies and a family room overlooking the great room.

Kish Ka Dena also has extensive outdoor entertainment space, including large decks, a hot tub, and a fire pit close to the water. An alfresco dining area contains a granite cooking island; a wet bar with barbecue and refrigerator drawers complete the perfect outdoor set up.



#### KISH KA DENA ISLAND

Pointe au Baril, Georgian Bay  
Ontario, Canada  
3.73 acres

**CAD 3,950,000**

#### INQUIRIES

George Webster  
Sales Representative  
Moffat Dunlap Real Estate Ltd,  
Brokerage  
Tel. 416 938 9350  
Fax 905 841 4091  
george.webster@moffatdunlap.com  
www.moffatdunlap.com



MOHO CAYE

PLACENCIA, BELIZE - CENTRAL AMERICA





A world of potential awaits off the coast of Belize. Nine miles west of the longest barrier reef in the Western Hemisphere and 12 miles east of the Placencia Peninsula – which is a magnet for outdoor enthusiasts – sits Moho Caye, a shining star of the Central American island market.

The deep cobalt of the Caribbean Sea gives way to swirls of aquamarine around this 8.38-acre freehold island, the sure sign that a rainbow of coral and tropical fish can be found beneath the surface. Rich green strands of coconut, almond, oak and mangrove trees cluster across the island's interior, adding to the vibrant palette.

Completely undeveloped, Moho Caye could easily be transformed into a private island resort, vacation rental community or a family estate. The island boasts nearly 3,000 feet of beachfront, and more than three fourths is covered in the soft, white-coral sands for which the Caribbean is renowned. Wade a short distance off the island and an underwater paradise for snorkelers and divers unfolds: giant brain corals, gently swaying purple sea fans, schools of parrot fish, blue tang and delicate angel fish. Bigger game fish, such as tuna, snapper and grouper cruise through the deeper waters beyond.

Moyo Caye benefits from ease of North American access and Belize's international reputation for underwater marvels. Placencia Village, one of Belize's top tourist destinations, is only a 35-minute boat ride from the island. English flows freely among the local population, and the country's laid-back charm inspires relaxation immediately. Ancient Mayan ruins on the mainland add to the region's appeal.

Actor Leonardo Di Caprio recently acquired Belize's Blackadore Caye for a multi-million dollar eco-friendly development project, upping Belize's cachet, but there is still time to capture a piece of Belize's magic for yourself. Moho Caye is an island dream waiting to be realized.



#### MOHO CAYE

Placencia, Belize, Central America  
8.38 acres

**USD 4,250,000**

#### INQUIRIES

Naomi Anderson  
Belize Sotheby's International Realty  
naomi@belizesir.com  
501 610 0803  
501 226 4309





NORTH SADDLE CAYE

PLACENCIA, BELIZE, CENTRAL AMERICA







Home to the second-longest barrier reef in the world, Belize's coastal region is recognized on UNESCO's World Heritage list as a haven for natural diversity. Some 450 sand and mangrove cayes populate its expanse, providing homes for manatees, sea turtles and bird colonies. But despite the vast array of islands, only a tiny percentage of those available for private ownership are already developed and ready to become your new tropical home away from home.

North Saddle Caye, situated approximately 45 minutes east-northeast of the tourist-friendly Placencia Peninsula, is not only a turnkey luxury estate, but also stands out as an example of self sustainability. The four-acre freehold island features a pair of two-bedroom, two master-bath villas with 20-foot vaulted ceilings, category 4 hurricane-rated wall-to-wall glass doors, spacious dining and living areas and deck space, and two outdoor showers. Two guest cottages, one with two bedrooms, two baths and full kitchen and the second with two bedrooms, one bathroom and a spacious kitchenette. Both cottages also have outdoor showers leading from each bathroom. All of the island's accommodations are constructed in stunning Belizean hardwood.

The most visually stunning feature of North Saddle Caye is something no other island in the area has: a large natural lagoon to its west side that creates a safe harbor for multiple yachts and sailboats up to 150 feet in length. More than 240 feet of sea wall and docks provide practical mooring space, but also create perfect spots for casting a fishing line, swimming or simply soaking up the sun. A 2,711-square-foot boathouse allows for equipment storage and houses a battery bank and a solar system connected to 153 roof panels, which charge approximately 40kw off grid at full capacity.

North Saddle Caye's two reverse-osmosis water systems can each generate 1,800 gallons per day. A rainwater purification system, backup diesel generator, and four sewage systems complete the total sustainability package. Also included in the sale: a tractor, mower, 32-foot skiff, two Yamaha jet skis, scuba gear and fishing equipment.

This Belize beauty, with its convenient access to North America, also could easily make a splash as a vacation rental or small island resort.



#### NORTH SADDLE CAYE

Placencia, Belize, Central America  
4 acres

**USD 6,000,000**

#### INQUIRIES

Naomi Anderson  
Belize Sotheby's International Realty  
naomi@belizesir.com  
501 610 0803  
501 226 4309





LITTLE HARVEST CAYE, BELIZE

OWNERSHIP AND INVESTMENT IN ONE ISLAND













Little Harvest Caye is a 1.5-acre island that is located just three-fourths of a mile from Placencia, Belize, a laid-back village sandwiched between reefs and rainforest. The island is uniquely positioned to provide amazing 360-degree panoramic views of the village, the Maya Mountains and the Caribbean Sea.

The tropical turnkey property has a full-time professional staff and chef in place, a large pool, and its own white-sand beach spilling into the surrounding crystal-clear water. With five air-conditioned bedrooms, seven open-air bathrooms, luxurious furnishings and a sizable thatched living area with custom local woodwork, the interior design of the home feels comparable to a multi-million dollar U.S. estate. Jump in the island's private boat and within minutes you're in Placencia's town center – home to many great shops, bars and restaurants – or snorkeling on the world's second-largest barrier reef system.

Little Harvest Caye also has a detached staff house and a gas-run golf cart that is located at the island launch in Placencia. The green property runs on a state-of-the-art 40-kilowatt solar system with a back-up propane generator that rarely needs to be used. Water is provided from Placencia and from a rainwater collection system that stores more than 15,000 gallons.

With its proximity to the United States, friendly English-speaking population and freehold real estate offerings, Belize is a rising star on the island market. Little Harvest Caye is the rare find that gives its owners a stake in a beautiful private island close to a tourist-friendly outpost without the hassle and expenses typically associated with full-time ownership of a second home. Island shares are available that grant personal island access while allowing its owners to rent unused weeks and make a nice return on their investment. Owners also have the option to use open weeks at the last minute with no additional cost.

#### LITTLE HARVEST CAYE

Belize, Central America

1.5 acres

**USD 289,000 for a 1/10 share**

#### INQUIRIES

David Keener

Vision Properties Belize

817-308-3354 (Toll free # FOR U.S. callers)

BZ 671-9802

info@visionpropertiesbelize.com

www.lhcbelize.com





CAYO GERALDO  
SALINAS, PUERTO RICO, USA







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As the only private island off of the southern Salinas coast in the waters of Puerto Rico, Cayo Geraldo offers the ultimate in seclusion. Yet it's only a six-minute boat ride to the island from the dock on the mainland side, so it's also easily accessible.

The island is awash in natural beauty from sunrise to sunset. Frolic in the ocean, explore the shallow pools along the beachfront, or delve into the island's 25 acres of mangroves and jungle foliage. Although it feels completely untouched, veteran TV newsman Geraldo Rivera, the island's current owner, has outfitted the island for barefoot luxury. A three-bedroom home with one indoor bathroom and one outdoor bathroom is reminiscent of the romantic wooden cabins of yesteryear. Whether you're floating in the Olympic-sized swimming pool or lounging on one of the hand-laid wooden decks, the Caribbean views are breathtaking.

Cayo Geraldo has a small docking area and the surrounding deep waters provide safe passage for a sizable boat. A road runs around the perimeter of the island, making it easy to navigate in a dune buggy. Designed with an eye on preservation of the environment, the property runs on solar power with backup generators. The island also has a 300-gallon water cistern and an ecologically sound waste management system.

The untamed natural seascape, the relaxing structures and abundant wildlife make Cayo Geraldo the ideal turnkey private escape. "This island has wonderful beaches and pristine water and it's in U.S. territory, so it also has that stability," Rivera says. "To own a piece of America that is this gorgeous is a rare, rare opportunity."



#### CAYO GERALDO

Puerto Rico, USA

25 acres

**USD 2,500,000**

#### INQUIRIES

Margaret Pena Juvelier

787 523 6500

787 523 6502





## SADDLEBACK CAY

EXUMA CAYS, EXUMA, BAHAMAS, CARIBBEAN





One of the most idyllic destinations on the planet, the Bahamas has long attracted lovers of sand and sea. Its 700 islands span 100,000 square miles of ocean, offering crystal blue waters, unobstructed sunrises and sunsets, and the opportunity to create a one-of-a-kind island escape to call your own.

Saddleback Cay offers just such an opportunity – a 47-acre uninhabited oasis with unlimited potential. Locals named the cay after its equine shape when viewed at sea level. No matter which direction you turn, you'll spot a perfect patch of sand – seven untouched beaches line its curved flanks. With 90-foot elevation, new construction at its peak has the potential to deliver breathtaking views, and a protected deep-water harbor with entry from the Atlantic Ocean side ensures ease of accessibility.

Another of the island's key features is its proximity to Norman's Cay, which recently extended the airstrip to 4,800 feet for hassle-free arrival. Highbourne Cay is also nearby and features a marina, resort, and shops for necessary supplies. But it's the area's waterways that stand out, serving as a siren call for centuries of seafarers. Yachtsmen's Guide to the Bahamas calls it "possibly the most exquisite cruising ground in the Western Hemisphere."

The island also lies just outside the Exuma Cays Land and Sea Park – one of 25 national parks and protected areas managed by the Bahamas National Trust. Established in 1958, the Trust protects the local habitats and coral reefs, ensuring that these natural wonders will be preserved for generations to come.

Snorkeling and scuba adventures, access to some of the best bonefishing and deep-water fishing in the Bahamas, and a magic sandbar that appears at low tide are among Saddleback Cay's unique features. This gem offers unparalleled topography that you could call your own.



#### **SADDLEBACK CAY**

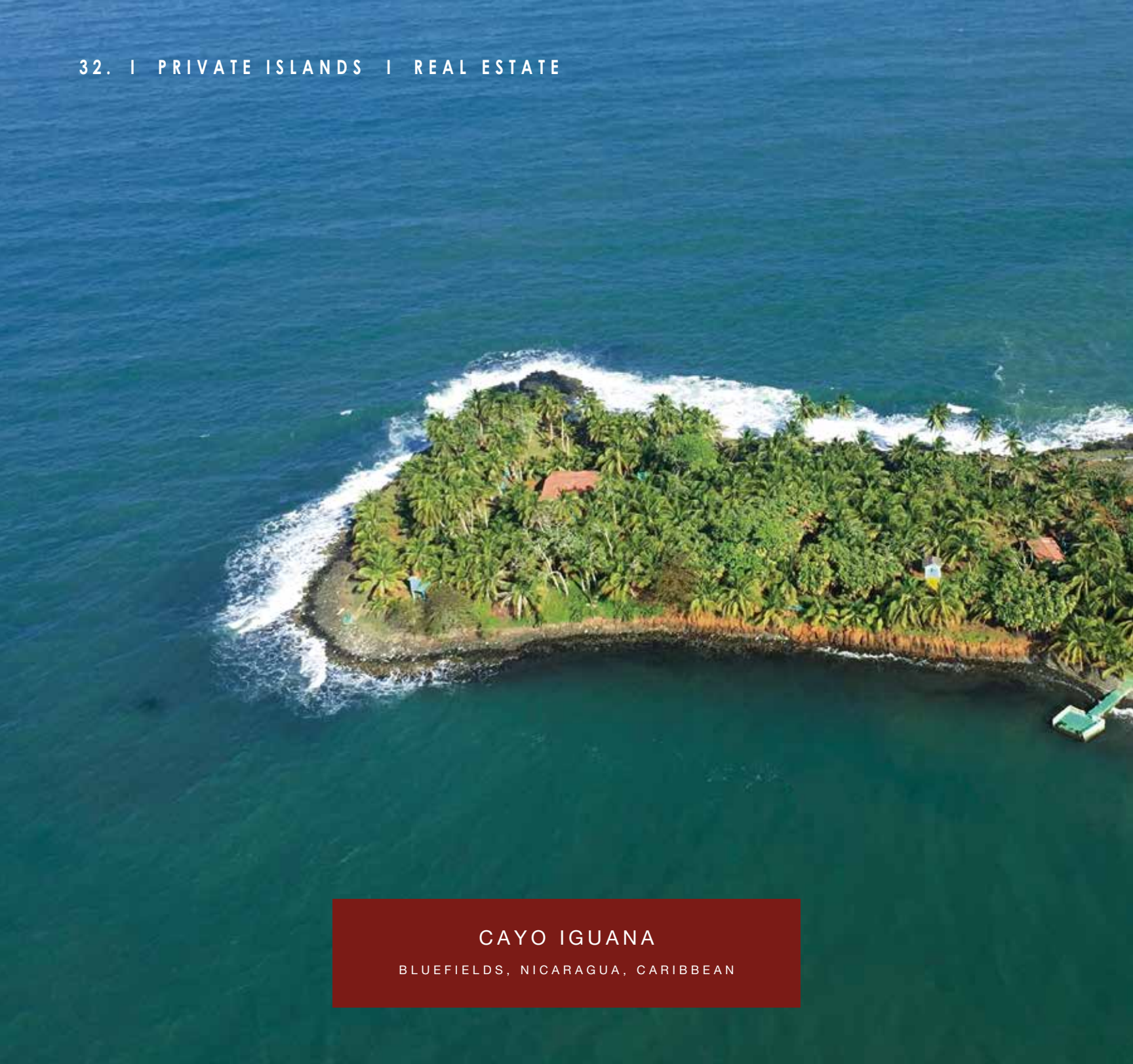
Exuma Cays, Exuma  
Bahamas, Caribbean  
47 acres

**USD 11,800,000**

#### **INQUIRIES**

George Damianos  
George.Damianos@SothebysRealty.com  
c. 242 424 9699  
o. 242 362 4211  
Damianos Sotheby's International Realty  
Lyford Cay Drive, Lyford Cay, Nassau, Bahamas  
SIRbahamas.com





CAYO IGUANA

BLUEFIELDS, NICARAGUA, CARIBBEAN







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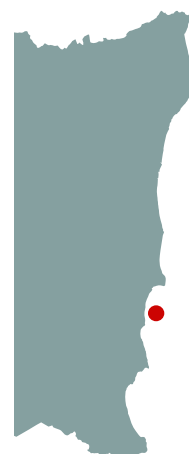
**C**ayo Iguana is a lush tropical paradise covered in fruit trees and nestled in the clear turquoise waters of the Caribbean Sea off the coast of Nicaragua.

On this five-acre island oasis, you will find a large three-bedroom, two-bathroom house with kitchen, dining room, bar and living room, plus accommodations for island staff and management. There is a beautifully maintained boardwalk circling the entire island for tranquil walks with a seaside soundtrack. A 28-foot-high observation tower provides panoramic island views, which are particularly beautiful at sunset. It also creates a lovely vantage point for bird watching and spotting the wildlife that inhabits the distant rainforests.

Cayo Iguana strikes the perfect balance between untouched natural beauty and modern convenience. The island comes with a caretaker in place, as well as manager who will serve as your personal chef. If you enjoy snorkeling or scuba diving, there are several reefs around the island where you will find a dazzling array of tropical fish and other exotic sea life. Anglers can cast lines for blue fish, king mackerel or red snapper. Because the weather is a near-perfect 82 degrees year round, a dip into the tropical surf is always an option.

The island is located 12 miles off the coast of Bluefields, a relaxed port city and municipal capital that welcomes foreign visitors. Because the British colonized Bluefields, most people speak English, making it an optimal region for creating an eco-tourism business. With low real estate prices and relatively few competing investors, Nicaragua is primed for those ready to embrace its charms.

The natural seascape, the abundant wildlife, relaxing accommodations and helpful staff make Cayo Iguana the ideal escape.



#### **CAYO IGUANA**

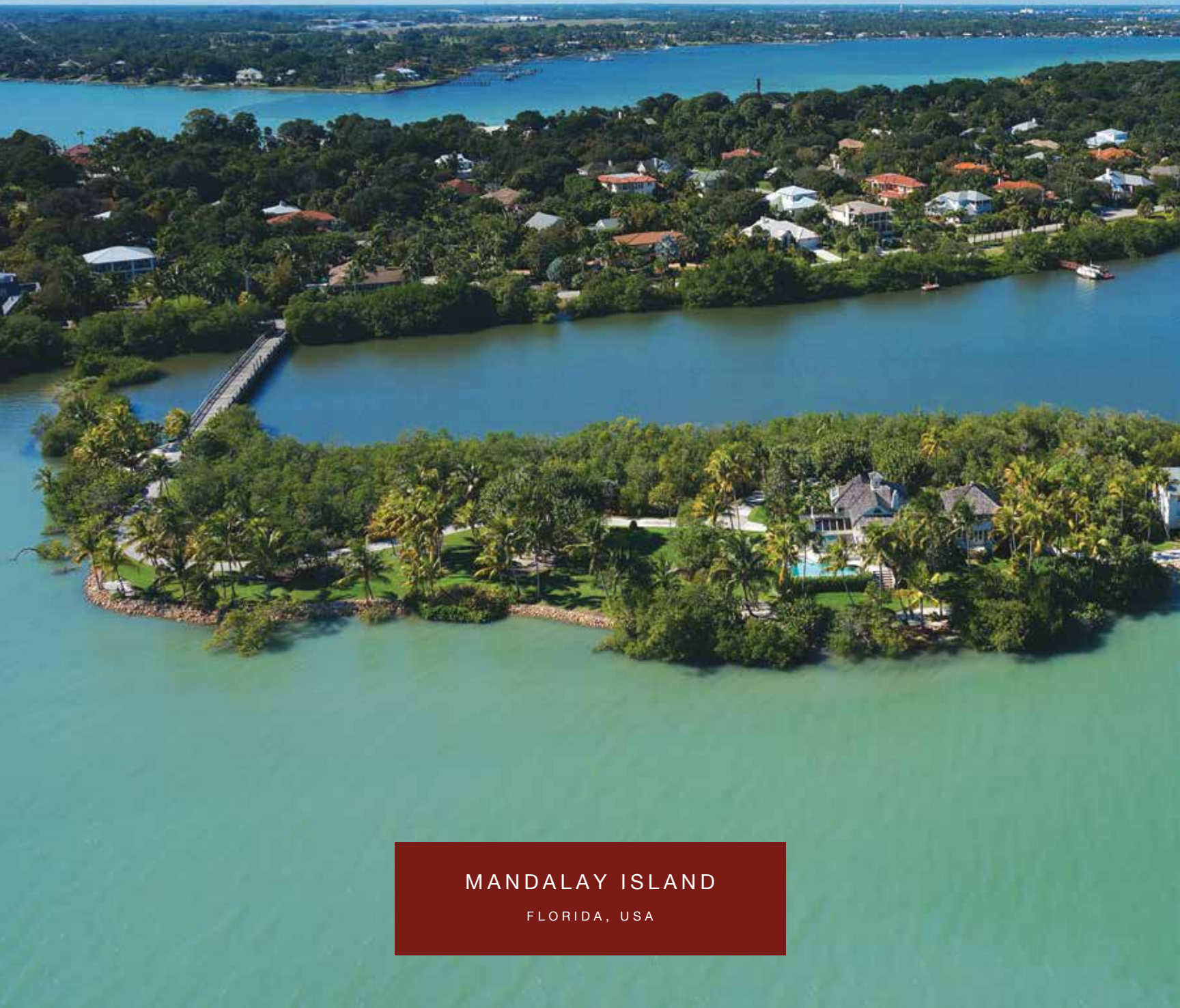
Bluefields, Nicaragua, Caribbean  
5 acres

**USD 750,000**

#### **INQUIRIES**

Private Islands Inc.  
info@privateislandsinc.com  
647 477 5581, Ext 111





MANDALAY ISLAND

FLORIDA, USA







Is it possible to have the best of both worlds with one island? The answer is a resounding yes on 1 Mandalay. This private, tropical Florida oasis with sandy beaches and lush foliage also provides easy access to restaurants and farmer's markets, cultural activities, and nationally recognized natural wonders. Accessible by a private, gated bridge from Sewall's Point, the 3.4-acre private island (plus approximately 10 acres of submerged land) on the Atlantic Coast is the ultimate escape for those seeking privacy as well as the convenience of a nearby community.

One Mandalay Island features a 3,063-square-foot main house with three bedrooms and four bathrooms (two full and two partial) and a 1,728-square-foot one-bedroom guest cottage with loft - both designed by renowned architect Peter Jefferson. But it is the island's spacious common areas, including a sun porch, deck, pool, and 2,700 feet of shore land that provide the ultimate backdrop for good times with family and friends.

With its prime position at the southernmost point of the Indian River Lagoon National Scenic Byway, 1 Mandalay also offers access to one of the most biologically diverse estuaries in North America. Home to more than 4,000 species of plants and animals, the lagoon is a treasure chest of natural wonders that inspires exploration.

For those seeking an afternoon or evening of activities beyond the respite of island life, nearby downtown Stuart is only a five-mile drive. The charming, historic village showcases more than 50 locally owned shops and restaurants along with free Sunday concerts on a waterfront stage. Stock up on everything from organic produce to prepared foods at the Stuart Green Market before a quick jaunt home, where picture-perfect views of paradise await.

#### **MANDALAY ISLAND**

Florida, United States

3.4 acres

**USD 5,500,000**

#### **INQUIRIES**

Debra Duvall

Office 772 283 3330

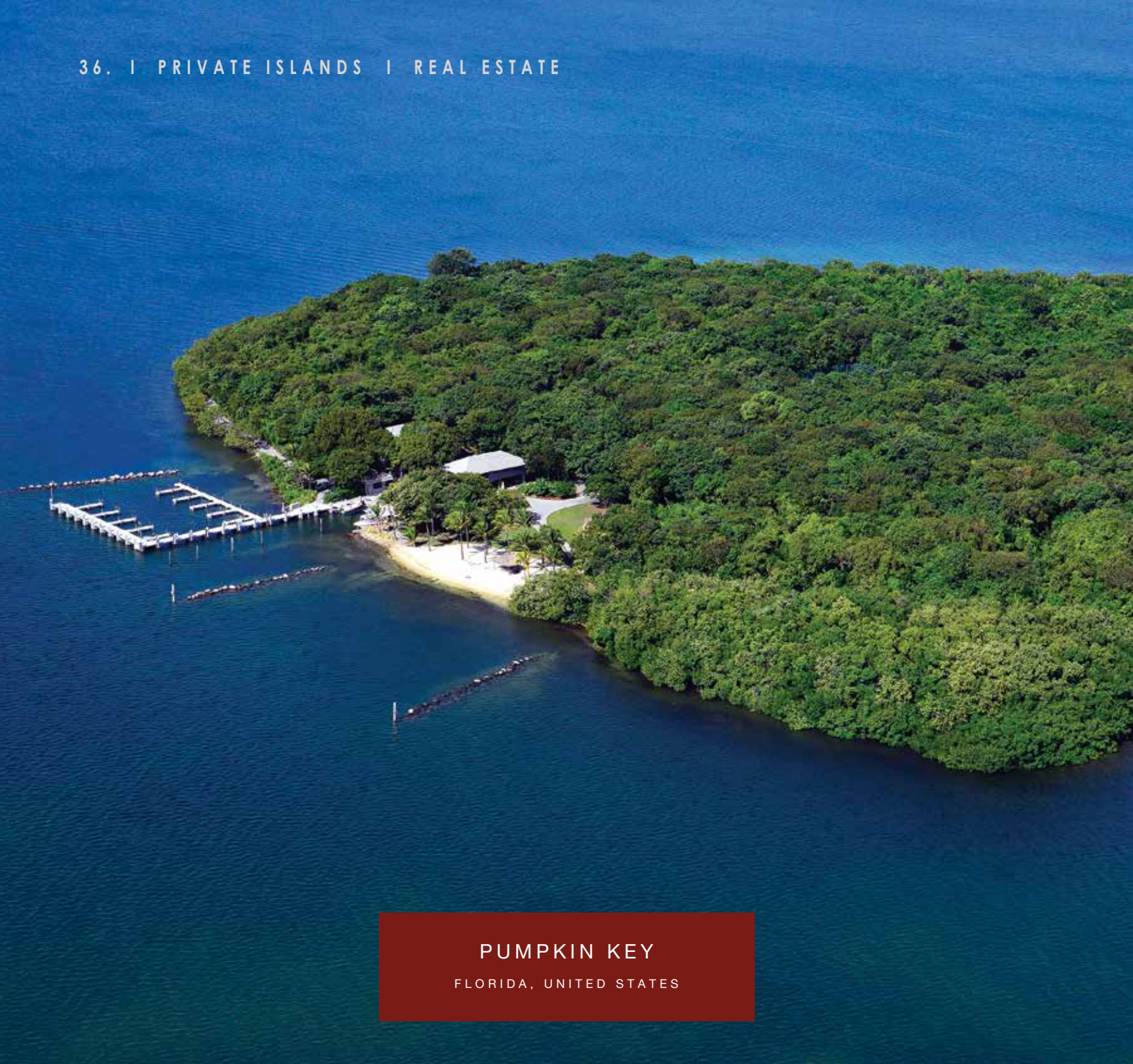
Cell 772 288 9020

Email: [Deb@WaterPointe.com](mailto:Deb@WaterPointe.com)

Website: [www.DebraDuvall.com](http://www.DebraDuvall.com)

[www.StuartFloridaWaterfront.com](http://www.StuartFloridaWaterfront.com)






PUMPKIN KEY  
FLORIDA, UNITED STATES







Nestled at the top of the Florida Keys within easy reach of the excitement of Miami is the tropical solitude of Pumpkin Key, offering either your own private escape or the potential for controlled future development.

In the land of gorgeous sunsets, Pumpkin Key is 26 acres of tree-shrouded privacy, situated in the quiet waters of Card Sound Bay. It's only a 10-minute helicopter ride from Miami, and also easily accessible by boat.

With its lovely protective swath of mangroves, the property harbors a secure, 5,000-square-foot single-family estate with three bedrooms, three-and-a-half baths, swimming pool and hot tub. The estate's amenities include two caretaker's cottages and a dock master's apartment with an office for all needed support. Extensive golf cart paths make for easy island exploration, and the tennis courts at Pumpkin Key's center also serve as the island's exclusive helipad.

The 20-slip marina, which can accommodate a megayacht, underscores the island's incredible development potential. Water and electricity are already accessible from the shore to a dozen 1.5-acre lots facing the bay. A new owner could easily transform the property into a compound with several waterfront homes, sharing the reef's beauty with long or short term visitors year round.

With the extensive amenities available at Ocean Reef, a hub of refined relaxation is already set up a short boat ride away. Pumpkin Key could serve as an offshoot to the private club's 2,500 acres of exclusivity, which features an oceanfront inn, full-service spa and salon, shops and restaurants, a medical center, two 18-hole golf courses, and many other amenities.

Pumpkin Key offers the simple things too. Snorkel, catch lobster, and fish along the teeming reef or dive into the water's depths to see its beauty face to face. Be it a luxury development, family hideaway, or natural oasis that you seek, your search will inevitably lead you to Florida's Pumpkin Key.


#### **PUMPKIN KEY**

Florida, United States  
26 acres

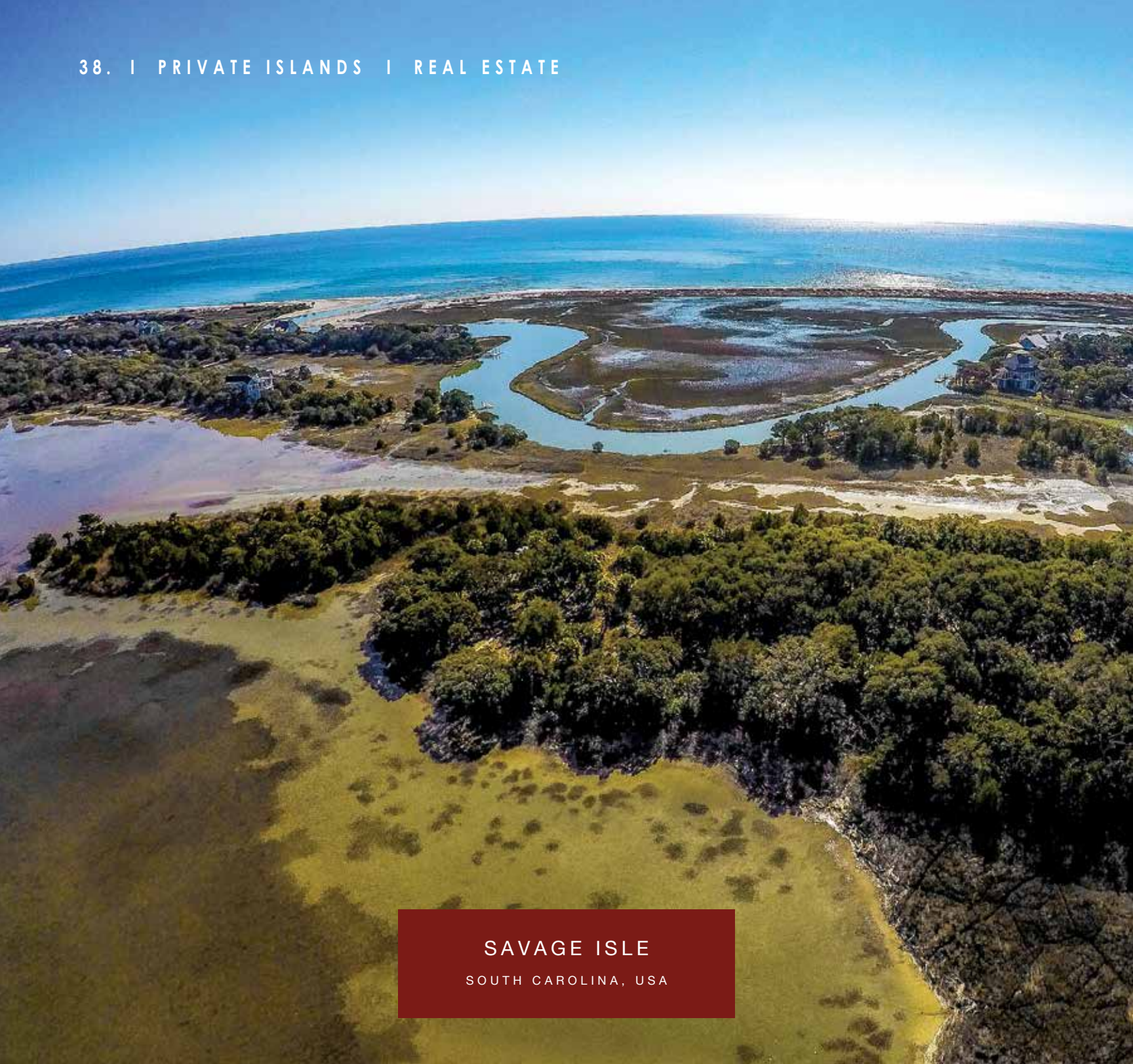
**USD 95,000,000**

#### **INQUIRIES**

Russell Post  
Russell Post Sotheby's International Realty  
Office: 305 367 2027  
Cell: 305 451 8199  
Russell.Post@sothebysrealty.com  
www.RussellPostSIR.com







SAVAGE ISLE  
SOUTH CAROLINA, USA







One of the greatest joys of island ownership is periodically leaving the world behind and drifting away to your own personal retreat. For many of us, however, it's also nice to know that, should the mood so strike, the world can be easily re-accessed upon a moment's notice for a gourmet meal or a dose of high culture.

South Carolina's Savage Isle is a perfect blend of away-from-it-all coastal beauty and near-to-it-all big city proximity. Forty-five minutes south of historic downtown Charleston and its abundance of fine restaurants and vibrant cultural offerings, Savage Isle is a pristine eight-acre parcel fronting both the Atlantic Ocean and two gorgeous saltwater creeks, both teeming with fish, crabs and shellfish - an angler's delight! Towering, majestic live oak trees laden with Spanish moss provide refuge for deer and raccoons. You might also receive visits from pelicans, wild turkeys and foxes.

This natural splendor is easily reachable via a pair of bridges connecting Savage Isle to the Edisto Island mainland. When desired, these bridges can be closed off to seal away your private estate. Be the beneficiary of this groundwork for a family compound and mold the island to suit your own needs, be it one large home or up to four single-family dwellings, each already permitted for its own private dock on the creek.

Savage Isle lies directly between two exclusive South Carolina beachfront communities, Jeremy Cay at Edingsville Beach and The Hammocks at Jeremy Inlet. Charleston International Airport is only 45 minutes away. Priced at a small fraction of the amount that a comparable property would command (if available) on nearby Kiawah Island, Seabrook Island or the Isle of Palms, Savage Isle is a bargain at the very affordable price of USD 1,395,000.

#### SAVAGE ISLE

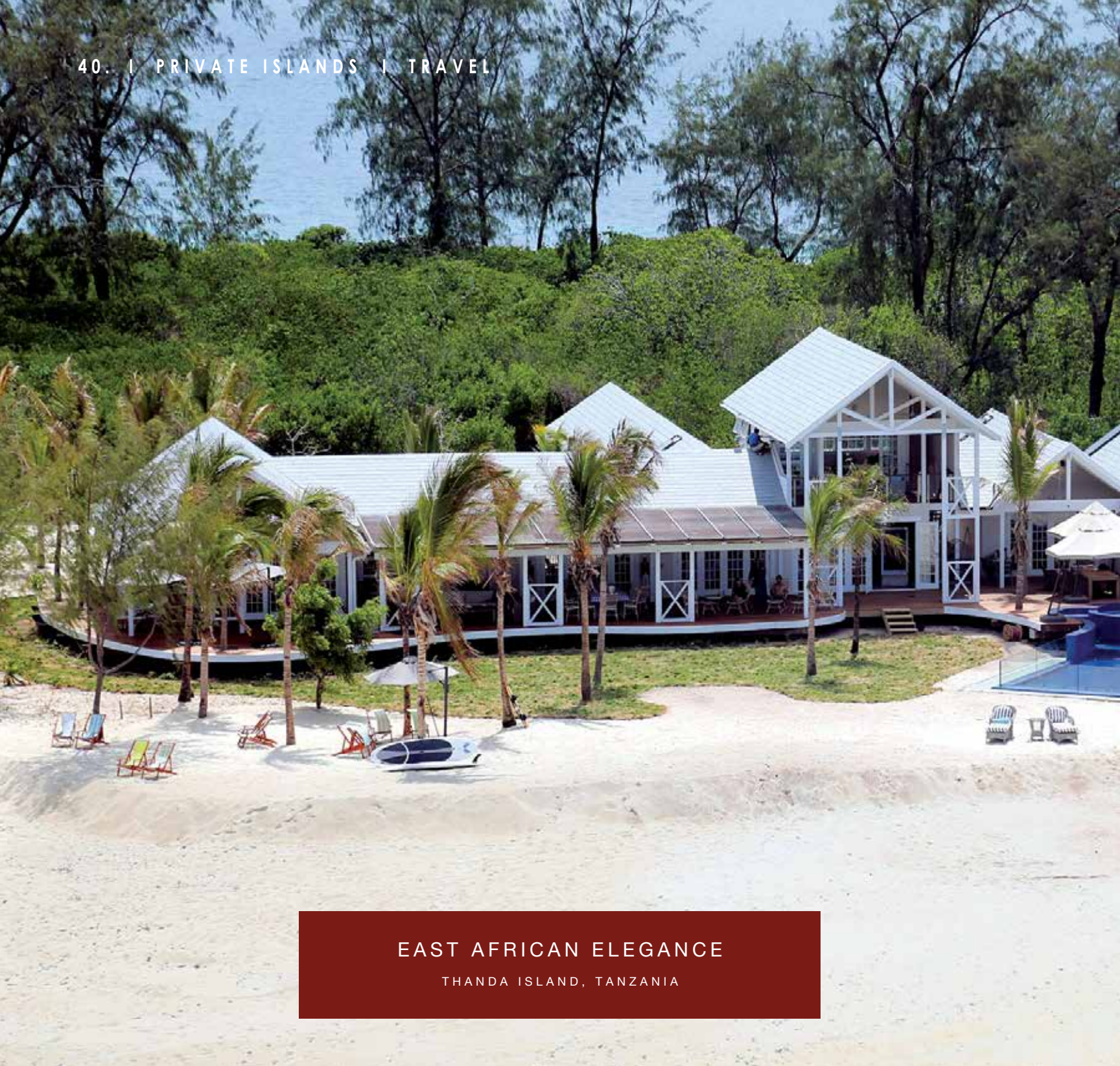
South Carolina, United States  
8 acres

**USD 1,395,000**

#### INQUIRIES

The Savage Company  
8895 Marsh Aire Lane  
Edisto Island, SC 29438, USA  
chiefsavage@aol.com  
Office 843 869 2153  
Cell 843 729 2502





## EAST AFRICAN ELEGANCE

THANDA ISLAND, TANZANIA

East Africa is renowned for its game drives, but 16 nautical miles off Tanzania's coast is an opportunity for a safari unlike any other. Thanda Island sits within the Shungi Mbili Island Marine Reserve, sheltered from heavy seas in a ring of coral reef. Docile whale sharks, the world's largest fish, migrate through these waters from October to March. Endangered green and hawksbill turtles nest on the island in May. Whales pass by in August and September, and dugongs call the area home.

This exclusive-use private island welcomes guests to its central

beach house, a sumptuous villa breezily outfitted in coastal whites, blues and greens by the island's Swedish owners. Five air-conditioned bedroom suites with king-sized beds lead directly onto a soft, white-sand beach more than a half-mile long. The expansive living quarters feature an indoor aquarium filled with local reef dwellers, a Steinway grand piano and guitars, wine collection, cigar humidor, and wrap-around dining area with 180-degree Indian Ocean views. A curated collection of games and coveted books like the Hemmingway collection add even more personal notes to the mix. The island also has two traditional Tanzanian-style cottages





known as bandas, each with one king-size bedroom upstairs and four single beds downstairs.

Romantic copper beach baths, a glass rim-flow swimming pool, an al fresco BBQ and cocktail bar, pizza oven, breakfast boma and bonfire pits make the island's outdoor spaces as appealing as its interiors. Fitness buffs will appreciate the air-conditioned gym and a tennis court can be lit for evening play. All types of water sports equipment are included: jet skis, paddleboards, wakeboards, kayaks and water skis. Internet and mobile service are readily available. A resident executive chef, hostess, housekeeper and boatman tend to every need from coordinating custom-designed menus to arranging spa treatments or excursions. Conditions are good year-round for swimming, snorkeling, scuba diving, deep-sea fishing and sailing.

Thanda Island is easily accessible via helicopter from Dar es Salaam, Tanzania's thriving harbor capital. The resort can arrange overnight stays in the city as well,











an ideal way to take in its colorful mix of African, Arabic, Indian, British and German architecture and culture. Tours also are available to the spice island of Zanzibar and its old city, Stone Town, or nearby Mafia Island, home to 11th-century ruins, traditional villages and the spectacular dive sites of Chole Bay. If you'd like to combine your aquatic adventure with a land-based safari, the staff can arrange a wildlife-viewing trip to one of Africa's largest reserves, Selous Game Reserve in southern Tanzania. But even with so many activity options, Thanda Island is still a place where relaxation comes as second nature. The only signs of human habitation near its shores are the traditional wooden fishing dhows that occasionally sail past in the distance.

Designed with environmentally conscious travelers in mind, Thanda Island operates completely off the grid; solar energy provides power and an on-site desalination plant generates water for the entire island, enough to rehabilitate the local vegetation as well. In addition, the Thanda team has committed itself to making a positive impact within the Tanzanian community through youth education and social welfare projects to benefit the population of 60,000, and by contributing to marine conservation efforts in conjunction with the non-governmental organization Sea Sense.

There are few private villa resorts in the world that are this unspoiled and so dedicated to remaining that way. For your time on Thanda Island, the keys to an African marine reserve are in your hands.

For more information, contact:

Shungi Mbili Island,  
District of Mafia Island, Tanzania  
+27 71 611 5348 (South Africa)  
[info@thandaisland.com](mailto:info@thandaisland.com)





PAVIS ISLAND

GEORGIAN BAY, ONTARIO, CANADA







© PAUL BENNETT

For the discriminating private island buyer seeking top quality and exquisite cottage style in a completely turnkey package, this stunning ten-acre property on Pavis Island awaits. Located in the Georgian Bay's Pointe Au Baril area, this recently completed family compound consists of a stunning main lodge, two guest cottages, a sleeping cabin, a huge games and party pavilion, a waterside sauna and a boathouse – all carefully constructed from adzed logs and massive pine timbers then topped with cedar shingles, ensuring a seamless blend into the beautiful surrounding landscape.

The property's magnificent main lodge rises from a granite face and presides over a perfect natural harbor with lovely views to the bay beyond. In the great room, an open kitchen overlooks a sunken dining and living area, all anchored by a massive dry-stack granite fireplace. The room's vaulted ceiling, clerestory windows and French doors on two sides provide oodles of light throughout the day. The perfectly appointed master suite features a granite-faced steam shower, plus its own private deck with spectacular vistas. Superb craftsmanship and a sophisticated design aesthetic permeate the lodge, and many of its furnishings are either antiques or were custom-made.

Fully furnished and loaded with style, this Pavis Island property is a true gem, and is offered at CAD 4,950,000.



#### PAVIS ISLAND

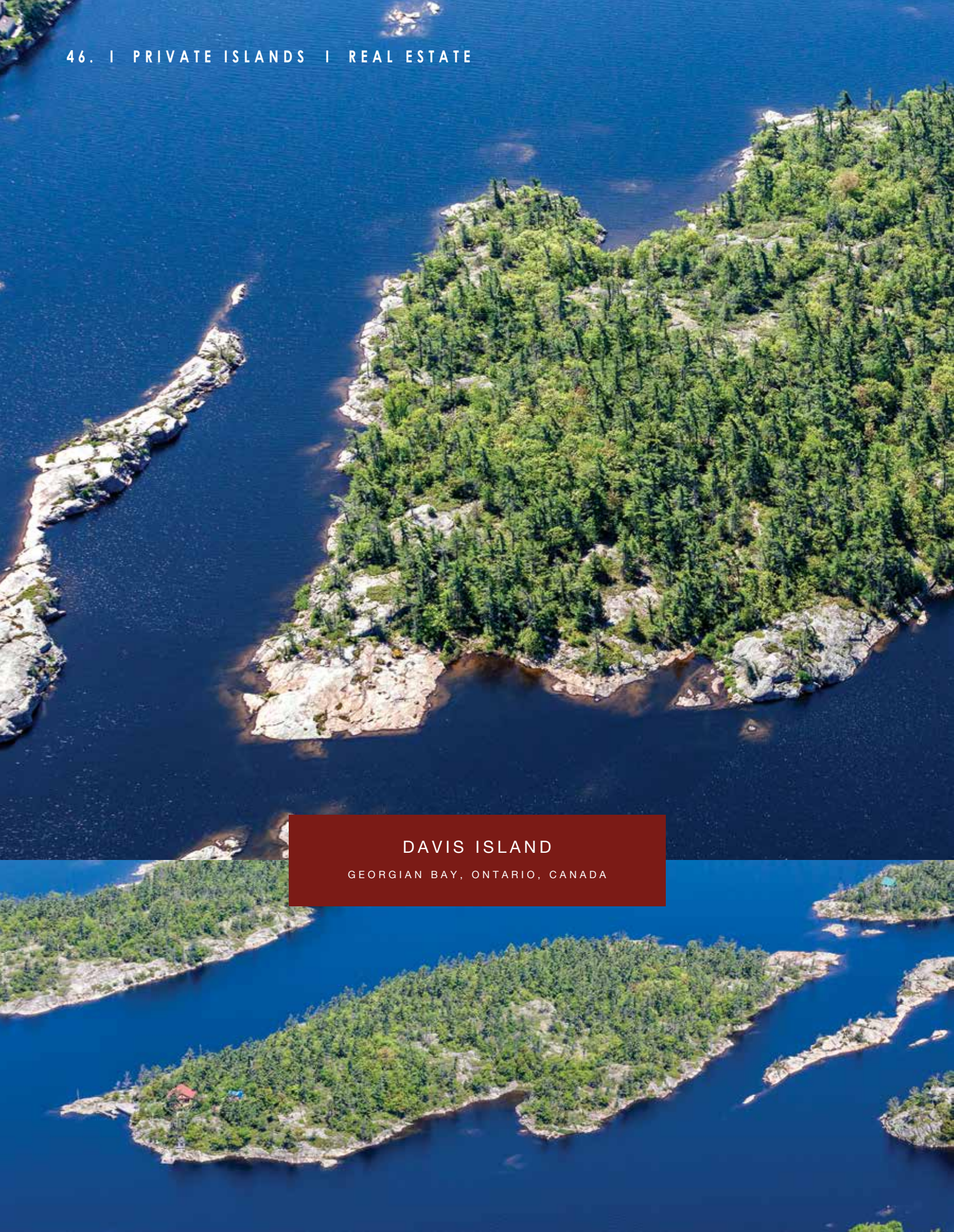
Pointe au Baril, Georgian Bay  
Ontario, Canada  
10 acres

**CAD 4,950,000**

#### INQUIRIES

George Webster  
Sales Representative  
Moffat Dunlap Real Estate Ltd,  
Brokerage  
Tel. 416 938 9350  
Fax 905 841 4091  
[george.webster@moffatdunlap.com](mailto:george.webster@moffatdunlap.com)  
[www.moffatdunlap.com](http://www.moffatdunlap.com)





DAVIS ISLAND

GEORGIAN BAY, ONTARIO, CANADA



If like many you're lured by the unparalleled beauty of Ontario's Georgian Bay, but you'd rather custom tailor a property to fit your own tastes and needs, then Davis Island may be just the virgin place of your dreams.

Located in the lovely Sans Souci area, these 9.6 acres on the eastern side of 20-acre Davis Island offer numerous fine building sites atop level granite plateaus, boasting open southwestern views and eastward vistas toward the Moon River basin.

Local zoning would allow the construction of a three- or four-bedroom main cottage, as well as three guest cottages and utility buildings. This makes the property prime acreage for a customized compound, complete with a large flat granite expanse on the eastern shore that's perfectly suited for family gatherings and picnics.

A protected, deep-water cove makes an ideal harbor for all watercraft, and access is an easy 20 minutes from marinas in Parry Sound, Woods Bay or Twelve Mile Bay. Davis Island's great position at the heart of San Souci means that Fryingpan Island and all of its amenities are nearby, including a day camp, a private tennis club, dining and a convenience store. A uniquely terrific blank slate, this Davis Island property is attractively priced at \$1,400,000.

© PAUL BENNETT



#### DAVIS ISLAND

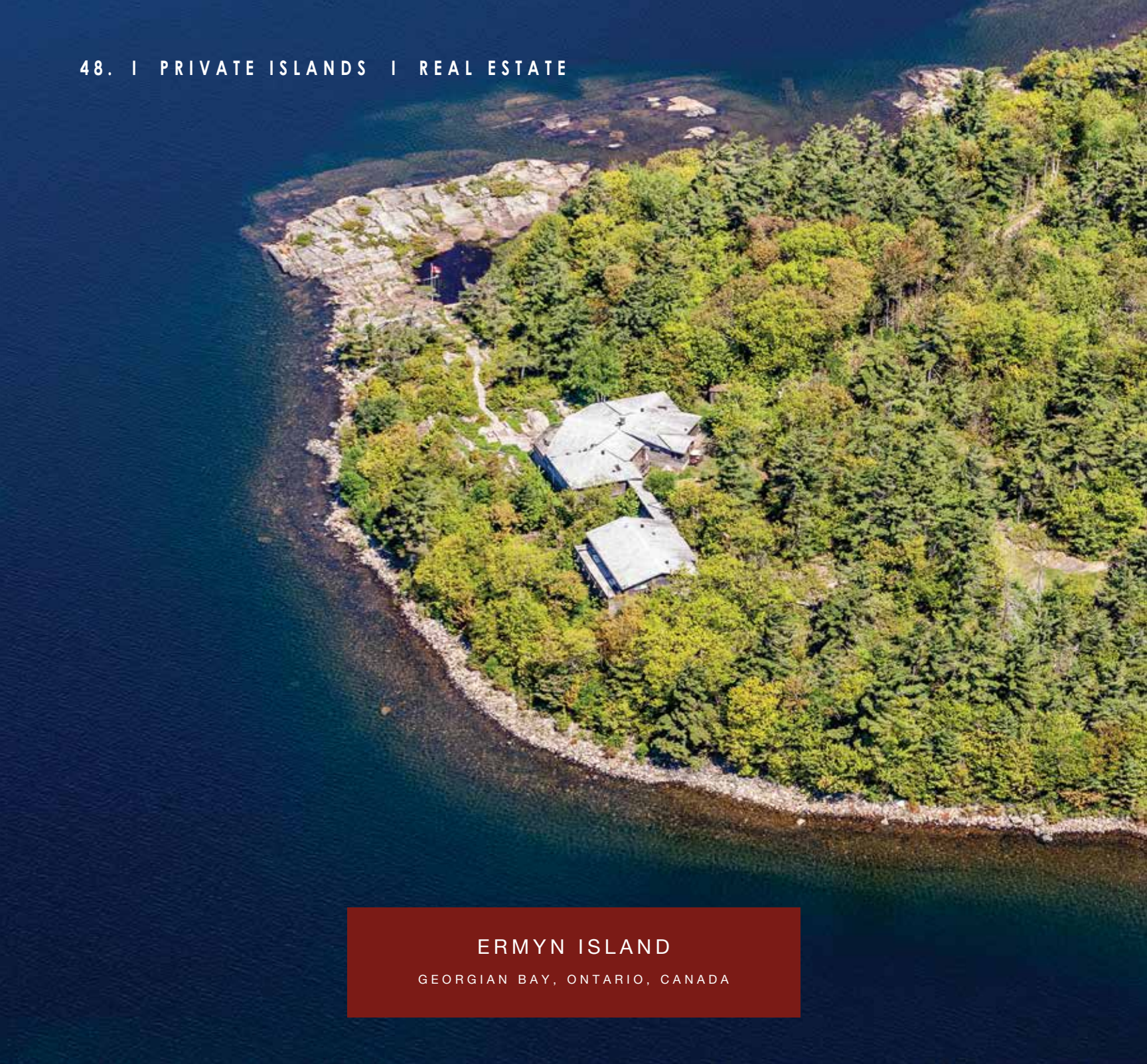
Sans Souci, Georgian Bay  
Ontario, Canada  
9.6 acres

**CAD 1,400,000**

#### INQUIRIES

George Webster  
Sales Representative  
Moffat Dunlap Real Estate Ltd,  
Brokerage  
Tel. 416 938 9350  
Fax 905 841 4091  
george.webster@moffatdunlap.com  
www.moffatdunlap.com





ERMYN ISLAND

GEORGIAN BAY, ONTARIO, CANADA





At the entrance to Spider Bay in the heart of Georgian Bay's spectacular Sans Souci area lies Ermy Island, a large 32-acre beauty that's been divided into three distinct lots of more than ten acres each, rendering it an ideal site for an extended family compound.

Lot 1 at the island's northwestern end is already fully developed, boasting a lovely three-bedroom cottage and attached three-bedroom cabin. A three-bedroom boathouse sleeping cabin and workshop is here too, as are protected docks, an all-weather tennis court, gorgeous hiking trails, and a road linking the main cottage and boathouse for travel via electric golf cart – one of Ermy Island's bounty of included extras.

With stunning views to the channel and the open water beyond, the main cottage is loaded with features, including a spacious open-plan pine-paneled great room surrounding a wood-burning stone fireplace, a fully equipped kitchen, an electric-fired sauna and a separate laundry room.

Lots 2 and 3, at the island's middle and southeast, are each about 10.75 acres. Each has a west-facing building envelope and protected dock location. Thanks to their large footprints, both lots qualify for the maximum building sizes allowed in the area.

Ermy Island's hefty acreage and central situation make it a rare find in Georgian Bay, all at a very reasonable \$2,600,000.

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© PAUL BENNETT



#### ERMYN ISLAND

Sans Souci, Georgian Bay  
Ontario, Canada  
32 acres

**CAD 2,600,000**

#### INQUIRIES

George Webster  
Sales Representative  
Moffat Dunlap Real Estate Ltd,  
Brokerage  
Tel. 416 938 9350  
Fax 905 841 4091  
george.webster@moffatdunlap.com  
www.moffatdunlap.com





INVERNAIRN ON MOWAT ISLAND

GEORGIAN BAY, ONTARIO, CANADA







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Invernairn consists of two large lots cloaked in old growth stands of pine, oak and hemlock on nearly 25 idyllic acres on the eastern end of Mowat Island – home to one of Georgian Bay’s grandest hotels during the area’s passenger steamship heyday in the 1890s.

The primary lot features two stunning structures: a four-bedroom main cottage and a three-bedroom guest cottage. Constructed by a highly regarded local builder, these two beauties are connected by a wooden boardwalk and have sweeping views of Big Sound, just beyond the property’s quiet shoreline. In the main cottage, a massive floor-to-ceiling wood-burning granite fireplace anchors an open-plan great room, where two-storey windows frame spectacular water views and fill the space with light. Three bedrooms are on the cottage’s main floor, while another four-bed sleeping loft is suspended over the living room.

Invernairn’s second lot is as yet undeveloped, but is pre-designated as a “lot of record,” and is already serviced for hydro. This second lot – along with the property’s complete tranquility, excellent beach, safe harbor, pretty hiking trails, and easy accessibility via the Parry Sound basin’s full service marinas – makes it prime for an extended family compound, not to mention a bargain at CAD 2,250,000.



#### INVERNAIN ON MOWAT ISLAND

Parry Sound, Georgian Bay  
Ontario, Canada  
24.95 acres

**CAD 2,250,000**

#### INQUIRIES

George Webster  
Sales Representative  
Moffat Dunlap Real Estate Ltd,  
Brokerage  
Tel. 416 938 9350  
Fax 905 841 4091  
george.webster@moffatdunlap.com  
www.moffatdunlap.com





TWIN PINES ON MOWAT ISLAND

GEORGIAN BAY, ONTARIO, CANADA







Storied Mowat Island is home to Twin Pines, an appealing 12-acre property on the island's southern shore that features a spacious three-bedroom main cottage, a dry dock boathouse with second story loft, and a small separate sleeping cabin.

With its high vaulted ceiling and two story floor-to-ceiling windows, Twin Pines' main cottage offers sweeping water views. On the main floor, an open plan features a living/dining area with wood-burning stone fireplace, a kitchen with adjoining lounge area, and a covered verandah running the structure's entire length. Two bedrooms are also on the main floor, while a third – a large sleeping loft with a catwalk to a big open balcony overlooking the harbor – is located upstairs. A series of stepped decks are built into the surrounding smooth rock and take full advantage of the cottage's fantastic vistas. There's even a hot tub with its own deck near the cottage.

Easily accessible to the full service marinas in the Parry Sound basin, Twin Pines' harbor currently accommodates tie-up for several boats, while a newly-constructed breakwall has created a potential new harbor as well as a large sand beach – a perfect playing and wading spot for kids. The property, which also boasts miles of groomed trails linking to points across Mowat Island, is on offer at a modest \$1,690,000.



#### TWIN PINES ON MOWAT ISLAND

Parry Sound, Georgian Bay  
Ontario, Canada  
12 acres

**CAD 1,690,000**

#### INQUIRIES

George Webster  
Sales Representative  
Moffat Dunlap Real Estate Ltd,  
Brokerage  
Tel. 416 938 9350  
Fax 905 841 4091  
george.webster@moffatdunlap.com  
www.moffatdunlap.com





## TURTLE ISLAND, FIJI

ESCAPE TO AN UNTOUCHED PART OF THE WORLD

On Fiji's remote western border lie the Yasawas, a volcanic island group with verdant peaks and china-white beaches that stand in dramatic contrast to the deep-blue water. There are no high rises or shopping malls to mar the landscape in this far-flung corner of the world. Television is unthinkable. The locals find serenity in the islands' natural beauty and pass their days in sync with the flow of the tides. It's said that a true Fiji experience is not seen, it's felt in your heart.

Turtle Island, a private 500-acre luxury resort located in

the central Yasawas, provides an immersive dip into this culture. Accommodations for a maximum of 28 guests are in 14 handcrafted Fijian villas (bures) that are nestled along the island's Blue Lagoon with generous stretches of sand in between to ensure privacy. Their vaulted, thatched ceilings come from island-grown timber, making each bure a light-filled symbol of authenticity. For the ultimate in romance, book well in advance to secure Vonu Point, the resort's premium bure. Elevated at the north end of the lagoon's beachfront, more than 500 yards from its closest neighbor, Vonu Point





enjoys stunning panoramic views of the trio of surrounding islands and glistening sea.

To help guests connect to the Fijian way of life, Turtle Island assigns a local as your “Bure Mama.” She is your personal guide and concierge for the duration of the stay, there to assist if you want to plan an island tour, an afternoon at the spa or a picnic on one of the many private beaches. In the evenings, guests are invited to join the staff around the kava bowl for storytelling and songs. If solitude is the goal, it’s yours for the taking, but should you want to delve into this warm culture, the Fijian staff welcomes the opportunity to share their heritage.

The resort’s contemporary Pacific menus take their cues from its French-born food advisor, Jacques Reymond, considered one of Australia’s top chefs, and incorporate interpretations of local recipes. Seafood from the village fishing boats, such as Pacific green lobster, yellowfin











tuna, wahoo and prawns find their way into the kitchen daily, as do fresh fruits, vegetables and herbs from the island's five-acre garden. Replanting trees across Turtle Island also has been a resort priority, and a solar farm provides 100 percent of the island's power.

Turtle Island offers the full range of activities associated with the finest beach resorts: kayaking, paddle boarding, glass-bottom boat trips, reef fishing, scuba diving and wind surfing. Snorkeling is as easy as stepping off the sand in front of your bure; the island is ringed in living coral reefs that are home to galaxies of multi-colored fish, rays and the resort's namesake sea turtles. On-shore options allow for exploration of the island's unspoiled beauty: Hike or bike through canopied jungle trails and along the top of rugged cliffs or explore the grasslands on horseback.

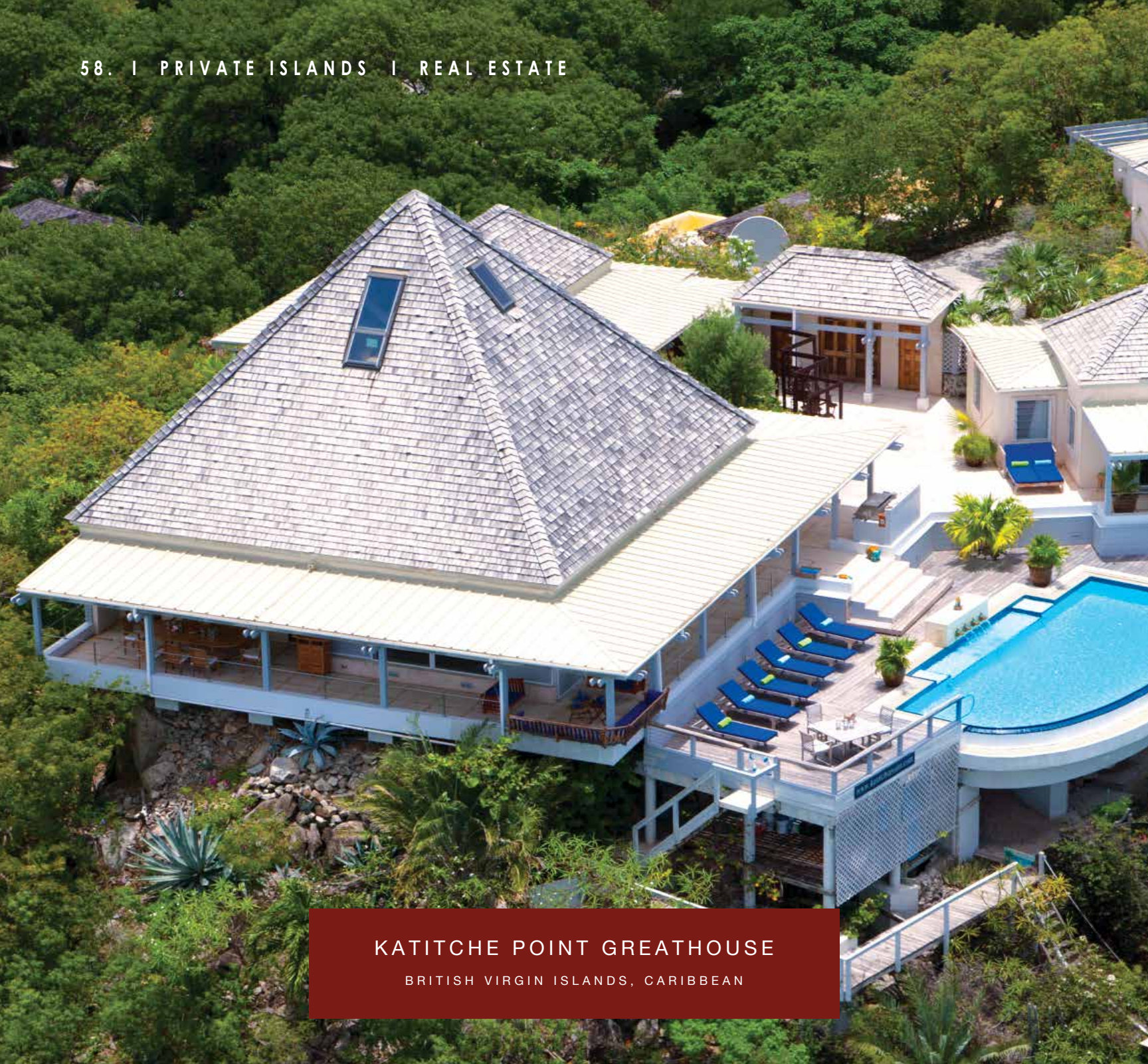
For special occasions, Turtle Island is prepared to turn up the wow factor. Their grand beach wedding package weaves traditional Fijian attire into a sunset ceremony, in which the bride arrives on a wedding raft and all the guests are draped in flower garlands. Among the many romantic private dining options for couples is a floating pontoon bedecked in lanterns. It's also possible to rent the entire island for an all-inclusive celebratory experience. A few times a year, the resort even bends the rules on its couples-only policy to allow families to have a magical getaway.

After a stay on Turtle Island, you may discover that your heart beats to a rhythm that is purely Fijian.

[www.turtlefiji.com](http://www.turtlefiji.com)  
[request@turtlefiji.com](mailto:request@turtlefiji.com)







KATITCHE POINT GREATHOUSE

BRITISH VIRGIN ISLANDS, CARIBBEAN







Elevated above a rugged shore and surrounded by numerous pristine beaches rises Katitche Point Greathouse, an oceanfront estate near fine dining restaurants, relaxed beach bars and secluded island getaways in world-class sailing destination composed of 62 islands and cays called the British Virgin Islands.

Dramatic from any vantage point, the roofs of this newly renovated villa mirror the great pyramids of Egypt, resulting in high ceilings with excellent natural ventilation. This exclusive estate combines complete privacy and accessible, luxurious coastal living on a peninsula in an exclusive Virgin Gorda community.

Five elegant bedroom suites, each with private verandas and unparalleled views, envelope an interior courtyard with swaying palms, rich tropical landscaping, and contemporary sculptures by renowned artist Joerg Siegele. The master suite contains a secret outdoor bath and shower, a rejuvenating haven among koi ponds and greenery.

Beyond the courtyard stands the commanding three-story pyramidal main house, which features a gallery loft and meditative “crow’s nest” tucked into its vast cathedral ceiling. The custom solid teak kitchen is the heart of the home, with its adjacent indoor-outdoor pool bar which is perfectly equipped with Viking professional appliances and lends itself well to gourmet gatherings, as it opens to the grand living and dining rooms.

Indoor comfort flows seamlessly out of doors onto the wraparound veranda, where hammocks, porch swings and al fresco dining provide endless moments of tranquility with 360-degree views of tranquil sailboats and untouched neighboring islands. The horizon-edged pool beckons from the sundeck just beyond, and the surrounding beaches at Pond Bay, Savannah Bay and Mahoe Bay are a quick walk or drive away. Or, visit by boat from Katitche Point Greathouse’s shared dock.

This one-of-a-kind property located near water sport facilities at North Sound has been operated as a 5-star luxury getaway for a decade, and has been a Small Luxury Hotels of the World member since 2006. Whether you’re looking for a private compound or a thriving business, Katitche Point Greathouse is not to be missed.

#### KATITCHE POINT GREATHOUSE

British Virgin Islands, Caribbean

0.94 acres

**USD 7,950,000**

#### INQUIRIES

Maritha Keil

BVI Sotheby’s International Realty

Cell: 284 340 5555

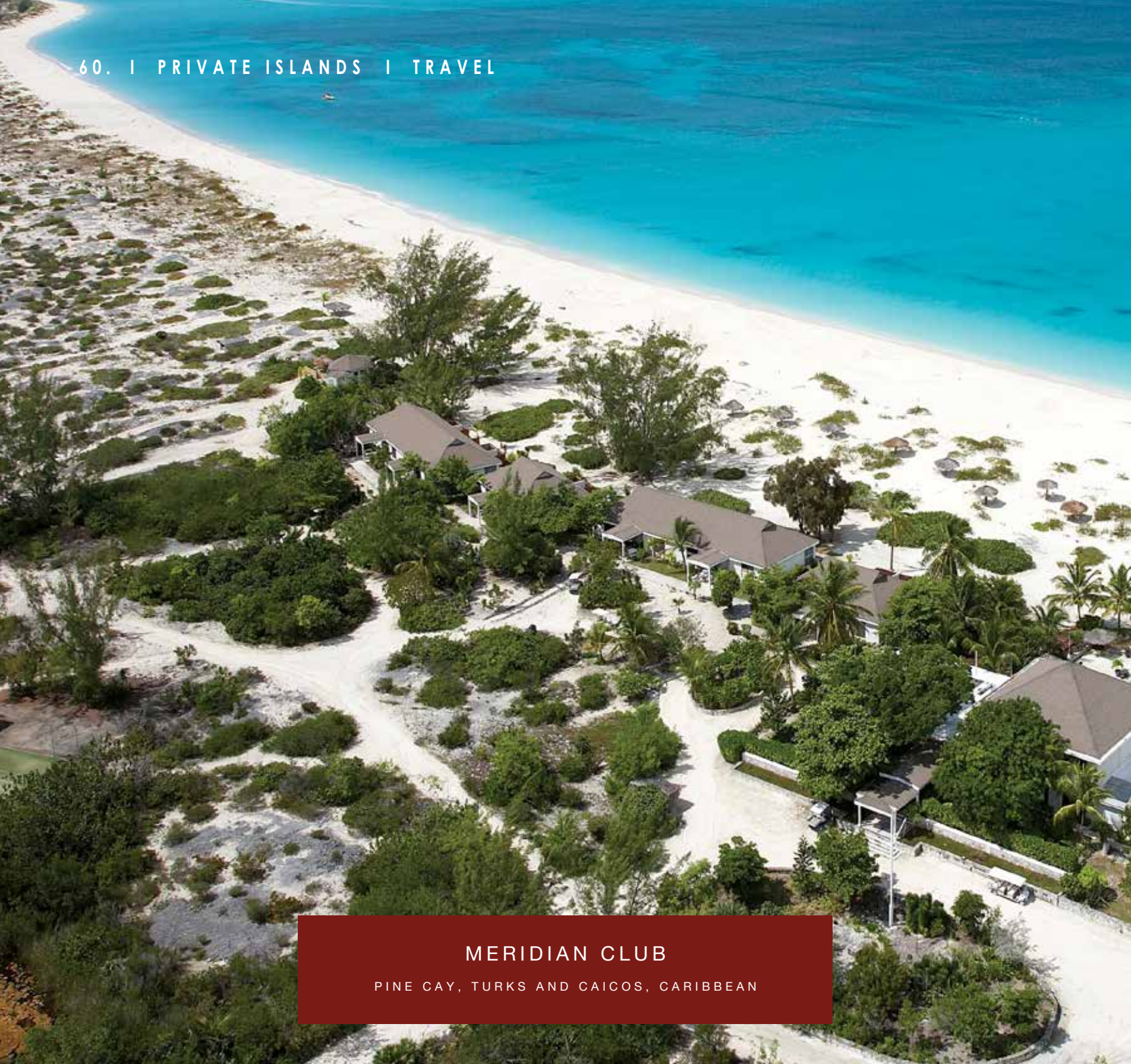
Tel: 284 494 5700

maritha@bvisir.com

bvisothebysrealty.com

luxuryvillabvi.com





MERIDIAN CLUB

PINE CAY, TURKS AND CAICOS, CARIBBEAN





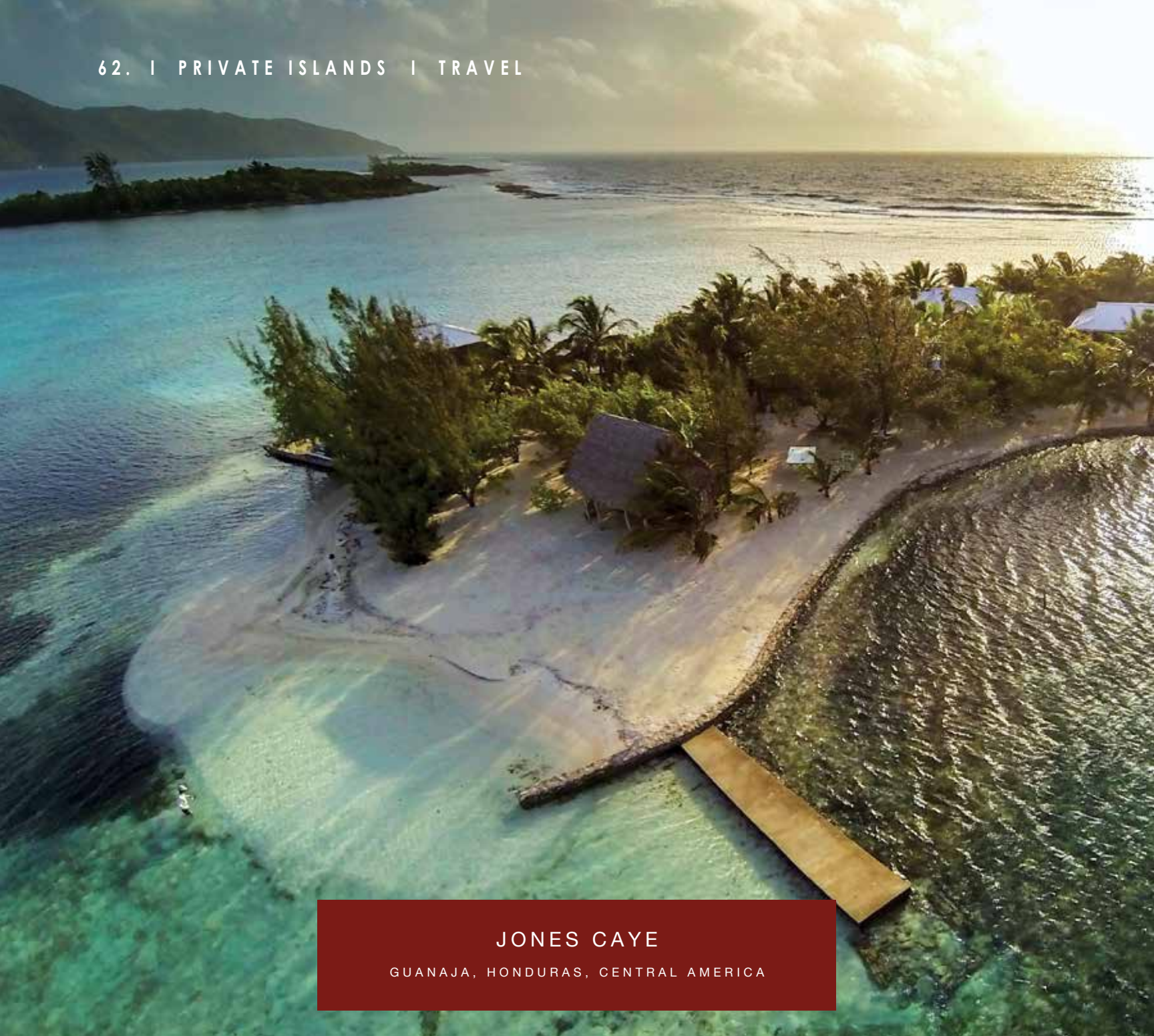
Natural beauty, history, culture, and an average of 350 days of sunshine per year make Turks and Caicos – an archipelago of 50 islands and cays – known for the best beaches in the Caribbean. Tucked amid this idyllic landscape is Pine Cay, an 800-acre private island. Prior to The Meridian Club (the island's boutique resort featuring beachfront rooms and private home rentals), this beautifully preserved land likely had not seen a permanent population since its original inhabitants, the Taino Indians, in the 11th century.

Today The Meridian Club, Turks and Caicos, embodies "barefoot luxury," offering all of the amenities to unplug and embrace the ethos of island life. Ten private home rentals create a welcoming backdrop for family and friends to gather, with each individual property exuding its own unique charm. Pending availability, multiple rentals or an entire island buyout offers the opportunity for a once-in-a-lifetime wedding, family reunion, or other special celebration. To preserve the many natural elements that make the island such a draw, The Meridian Club, Turks and Caicos, has been a green resort since its inception. The original construction adhered to environmentally friendly building practices, and today's guests traverse the island via electric golf carts.

Whether arriving for a secluded escape or festive gathering, Pine Cay's old world charm attracts visitors who come to experience the island's award-winning beaches, flora and fauna, and natural underground freshwater pool. Snorkeling and scuba adventures reveal an abundance of marine life, while those on land can gaze in any direction and likely see pelicans and flamingos. For those who can't resist some pampering, The Meridian Club Bistro offers everything from freshly baked pastries to poolside barbecues, while the Balinese-inspired Sand Dollar Spa offers a variety of treatments that draw from ancient healing practices. And with 360-degree postcard-worthy views, doing absolutely nothing is always an option.

The Meridian Club, Turks & Caicos  
[www.meridianclub.com](http://www.meridianclub.com)  
 617 803 8498





## JONES CAYE

GUANAJA, HONDURAS, CENTRAL AMERICA







Guanaja, the crown jewel of Honduras, is the most mountainous of the country's Bay Islands and sits about 40 miles off the mainland. To experience this island beauty in solitude, head just a few hundred yards off Guanaja's shores to Jones Caye. This top-notch private island experience features a lodge with four bedrooms and four baths that can accommodate up to eight guests in total serenity. It's an ideal escape for couples, families or groups of friends.

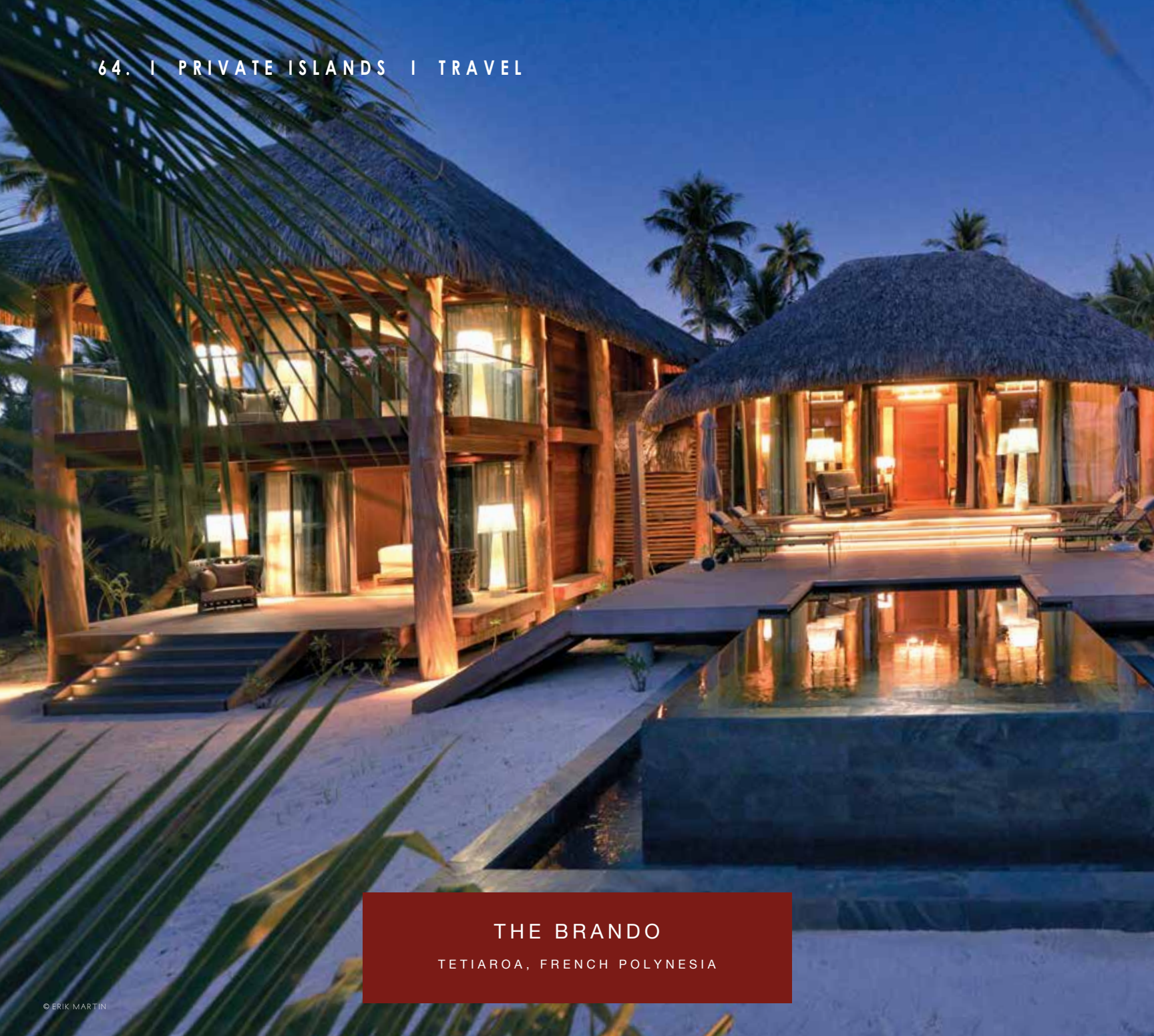
Jones Caye has white-sand beaches, reef snorkeling off its deck, and world-class fishing from every angle. Fly Fish Guanaja, whose local staff are considered among the best in the region, operate the lodge. The captains are professional fly-fishing guides, scuba instructors, kiteboarding instructors and authorities on all things Caribbean. Guests travel the waters in custom fly-fishing pongas made locally to safely navigate all sea conditions, including the shallow flats. These custom boats have large casting decks with braces to lean on, a poling platform for the guides, Yeti coolers, and Bimini tops.

A stay at Jones Caye includes a boat and guide daily for every pair of guests. Activities include fly-fishing, spin-fishing, snorkeling, diving, paddle boarding, kite surfing and island exploration. If you just want to relax on the island's private beach, your guide will be on standby for any request. Fly Fish Guanaja's team of chefs takes pride in creating local dishes made from lobster, grouper, wahoo, shrimp, tuna and fresh fruits and vegetables. This is a private, all-inclusive vacation package set in some of the most stunning waters of the Caribbean.



Fly Fish Guanaja  
4011 SE 66th Ave  
Portland, Oregon  
97206  
[info@flyfishguanaja.com](mailto:info@flyfishguanaja.com)  
1-800-970-8407  
[www.flyfishguanaja.com](http://www.flyfishguanaja.com)





THE BRANDO  
TETIAROA, FRENCH POLYNESIA

© ERIK MARTIN



© TIM MCKENNA







The Brando is a unique luxury resort on French Polynesia's beautiful private island of Tetiaroa – an atoll composed of a dozen small islands surrounding a sparkling lagoon 30 miles north of Tahiti. Tetiaroa has always been a place of stunning beauty, tranquility and rejuvenation – first for Tahitian royalty, who chose this island above all others for their summer retreat, and later for actor Marlon Brando who chose it for his personal sanctuary.

Accessible by private plane, the resort features white-sand beaches, swaying coconut palms, exotic birds and abundant marine life. The resort's 35 luxurious beachfront villas, which are available in one-, two-, or three-bedroom arrangements, include a sitting room and a media room, and feature a plunge pool and private beach area.

The all-inclusive resort offers a tree-level Lagoon View Bar and the poolside Bob's Bar, which are both perfect for afternoon conversation or watching breathtaking sunsets. The beachfront restaurant features exceptional ocean views and indoor or outdoor dining. Dishes include a varied menu of Polynesian-inspired dishes alongside French cuisine. A beautiful Polynesian spa overlooking a lily pond, an organic garden, diving and other water activities, a large lagoon-side pool, a beach bar, tennis courts, a library, and a boutique are available as well.

In addition to being a luxury resort, The Brando is a pioneering model of sustainable technology with seawater air-conditioning and energy generated from the sun and coconut oil. Protection of the abundant tropical fish and other marine life is core to the resort's mission, and there is an eco-station for scientific research that guests can visit.

The Brando brings the past and future together into a place beyond time, invigorating the spirit and enriching and changing all who visit.

For reservations, please contact:

The Brando  
[info@thebrando.com](mailto:info@thebrando.com)  
[www.thebrando.com](http://www.thebrando.com)  
 Phone +689 40 866 300



SERENITY BEACHES

TONGA, SOUTH PACIFIC





Set on the remote and practically uninhabited island of Uoleva in the Ha'apai island group in the Kingdom of Tonga, Serenity Beaches is a 10-room resort spread over eight idyllic acres, purpose-built as an isolated heavenly getaway for relaxation-starved travelers. Just a 35-minute flight and a 45-minute boat ride from Tonga's capital, Serenity Beaches offers world-weary visitors the chance to completely unplug and unwind in the heart of Polynesia.

Accommodations, made of Indonesian hardwood, concrete, or pine are designed to be open to nature and the cool ocean breezes. Each one is set into its own stretch of palm-fringed white sandy beach. Whether it's reading a book in a hammock, getting a soothing massage or walking along the beach, deep relaxation is in store for Serenity Beaches' guests. The chef creates fantastic meals made from local ingredients, and fresh coconut is no farther than a staff member's shimmy up a tree. At night the staff shares local customs and fascinating stories around a campfire under the brilliant stars.

For active types, opportunities abound: Guests can snorkel in crystal-clear waters, swim with the occasional manta ray, kayak to a distant shore, surf their own private wave break, visit ancient stone mounds or experience an intimate whale encounter. Tonga is one of the world's few places where you can interact with humpback whales. Serenity Beaches conducts guided trips aboard its own 30-foot boat to see and swim with these gentle giants, which live in the area between June and October before heading back to Antarctica. The property also has its own dedicated yoga room and classroom space and can accommodate weddings, families, or groups that want to focus on art, wellness, writing, meditation, dance or cooking themes.

For more information about Serenity Beaches, visit [serenitybeaches.com](http://serenitybeaches.com) or e-mail [info@serenitybeaches.com](mailto:info@serenitybeaches.com).







## BLUE DOLPHIN ISLAND

BOCAS DEL TORO, PANAMA, CENTRAL AMERICA







On the Caribbean Sea side of Panama, in the Bocas del Toro archipelago, the waves crest less than a foot high, gently lapping against quiet stretches of sand. The clear waters are rich with corals and tropical fish. It's a region safely tucked outside of the hurricane belt, and a blissful retreat from the high seas that rage on the country's Pacific-facing coastline.

Blue Dolphin Island, home to the Caribbean International VIP Club eco-luxury project, is a prime investment opportunity within the Bocas del Toro archipelago. Panama is a country on the rise, safe and stable with yearly economic growth around seven percent, and Blue Dolphin Island delivers an unbeatable resort-friendly landscape: protected beachfront, tranquil seas, quality snorkeling and diving on reefs just offshore, access to deep-sea fishing and surfing, jungle trails and Indian villages to explore, and average year-round temperatures ranging from 82°F to 89°F (28°-32°C). The island's namesake dolphins are frequently spotted frolicking in the surrounding waters.

The resort project, which is already under construction on the 103-acre island, consists of the beachfront Hotel Blue Dolphin Island Eco Resort & Spa and the Hotel Palms Islands Marine Resort & Spa, with two-bedroom, one-bath overwater bungalows akin to the resorts of Tahiti or the Maldives. The overwater suites will have illuminated glass floors for 24-hour viewing of the area's aquatic life. Restaurants and lounges also will have on-shore and over the sea locations. Access to modern comforts – internet, TV, music on demand, cell service – are all in place.

Very few destinations in the world have the infrastructure for bungalows cantilevered over the sea, and it's even less common to find them with proximity to the Americas. Bocas del Toro Isla Colón International Airport is only 20 minutes away from Blue Dolphin Island, making it easy to connect to any city in the United States or Canada in a matter of hours.

#### BLUE DOLPHIN ISLAND

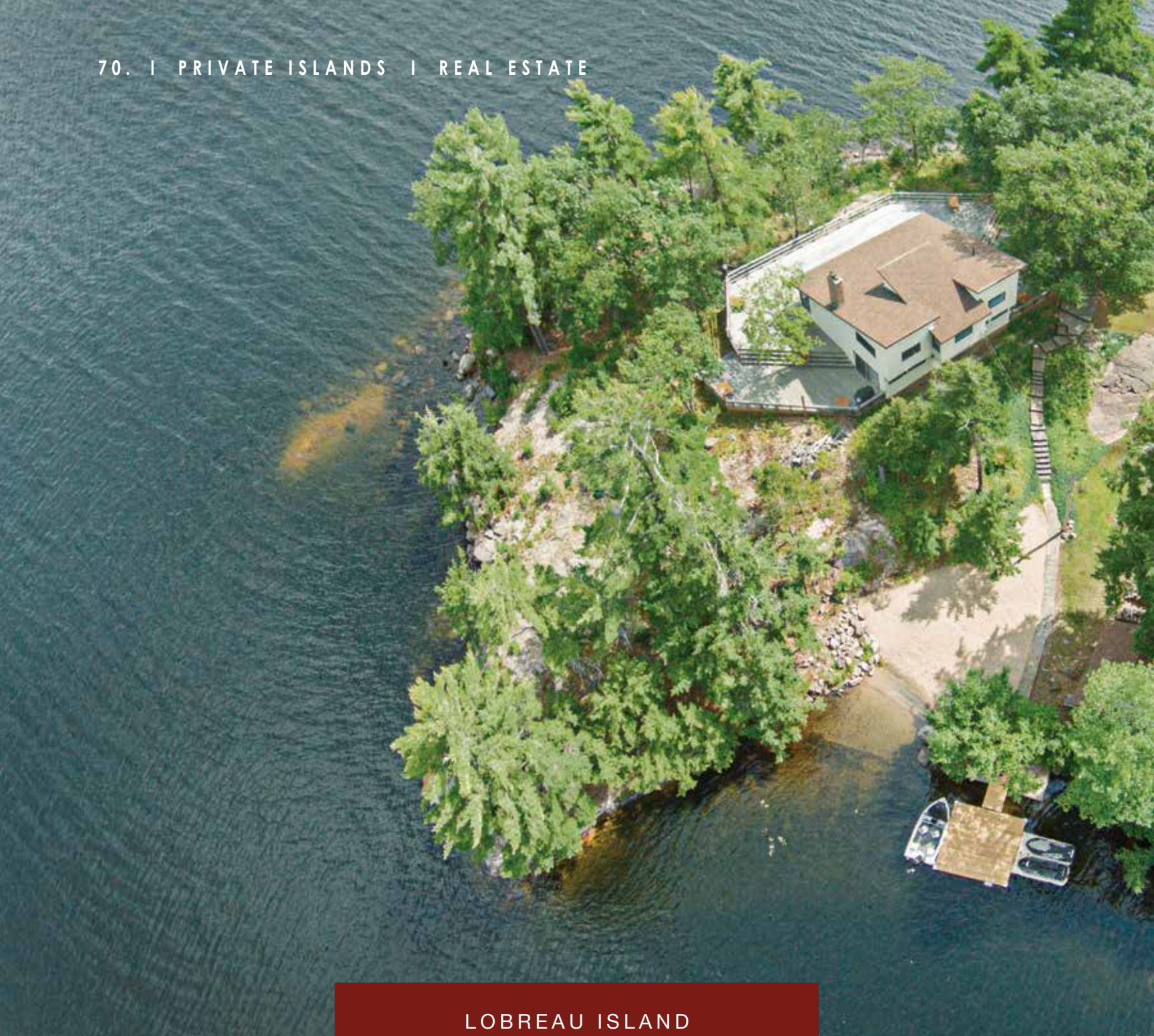
Bocas del Toro, Panama  
103 acres

#### PRICE UPON REQUEST

#### INQUIRIES

Frank Jimenez  
Caribbean Nature Corp.  
Director  
+507 263 8386 / +507 263 9690  
contact@caribbeannature.com  
www.caribbeannature.com





## LOBREAU ISLAND

ANSTRUTHER LAKE, ONTARIO, CANADA







Located an easy 120-mile drive from Toronto and nestled just minutes off the coast of the charming Canadian town of Apsley, Ontario, Lobreau Island represents a gorgeous three-acre opportunity for a family-friendly getaway. Ontario is home to the largest grouping of lakes in Canada, and freshwater passageways connect a network of islands and beachfront properties stretching all the way through the region.

The island is located in the beautiful waters of Anstruther Lake, near the middle of Ontario's largest park, Kawartha Highlands Provincial Park, which offers a wide variety of canoeing and backcountry camping experiences. Anstruther Lake's ample size, four nautical miles by two nautical miles, also provides ample area for boat touring, watersports, and fishing.

Summer months on Lobreau Island are perfect for freshwater swimming with the family in the sheltered bay. The naturally protective rock boundary surrounding the island's two beaches creates a safe area for children and pets to enjoy the water away from any surf. Its sandy shores appeal to beachcombers, and the island's untouched woodlands are perfect for hiking.

The jewel of the island is the beautiful three-bedroom, two-bathroom house complete with a 3,000-square-foot cedar deck that is ideal for entertaining. The local marina holds its number one parking spot and boat slip for the owners of the prestigious Anstruther Lake retreat, and the island itself has a new boat docking system. Guests can easily reach the island via local water taxi service from the marina.

Lobreau Island is tailor-made for the busy executive who wants a convenient vacation home for the family away from the urban bustle of Toronto.

#### **LOBREAU ISLAND**

Anstruther Lake  
Ontario, Canada  
3 acres

**CAD 1,878,888**

#### **INQUIRIES**

Manny Alvarez  
905-505-0967  
mannycure@rogers.com





ISLAND C-921

LAKE NIPPISSING, ONTARIO





Island C-921 is an adventurer's dream. Located on Bolger Lake, about 20 miles from Parry Sound in Ontario, Canada, it's in a prime position for those interested in outdoor expeditions. The area is renowned for its world-class fishing, hunting and water activities.

This property is more accurately described as two adjoining islands connected via a walkway. On the main island there is a beautifully rustic three-bedroom cottage complete with hardwood floors, wrap-around deck, and gorgeous views of the pines and surrounding waters. The kitchen is outfitted for the most avid chef with a Sub Zero refrigerator, Wolf gas stovetop and dishwasher. The granite island countertops provide plenty of space for meal preparation and can double as a breakfast bar for grab-and-go bites before hitting the water.

The living room is the ultimate in country comfort, with a stone fireplace and a 72-inch flat-screen television to complement evenings spent lingering over a glass of wine. A walkout to the wrap-around deck unites the indoor and outdoor space.

Owners of Island C-921 can bask in being off the grid while having the luxury of complete self-sufficiency thanks to solar power, a windmill, a generator and a 2,000-kilowatt battery bank. The new property comes with a propane washer and dryer unit as well as an outdoor wood heat box with glycol.

The guest cabin is located on the second island and has its own solar-powered energy system and battery pack. Also located on the islands are three boat docks and a floatplane dock. Plenty of storage is available in a trio of separate structures and a woodshed.

With its forested surroundings and abundant wildlife, Island C-921 is a great fit for nature lovers who want to get off the beaten path while still having plenty of creature comforts.

#### **ISLAND C-921**

Bolger Lake, Ontario  
2 acres

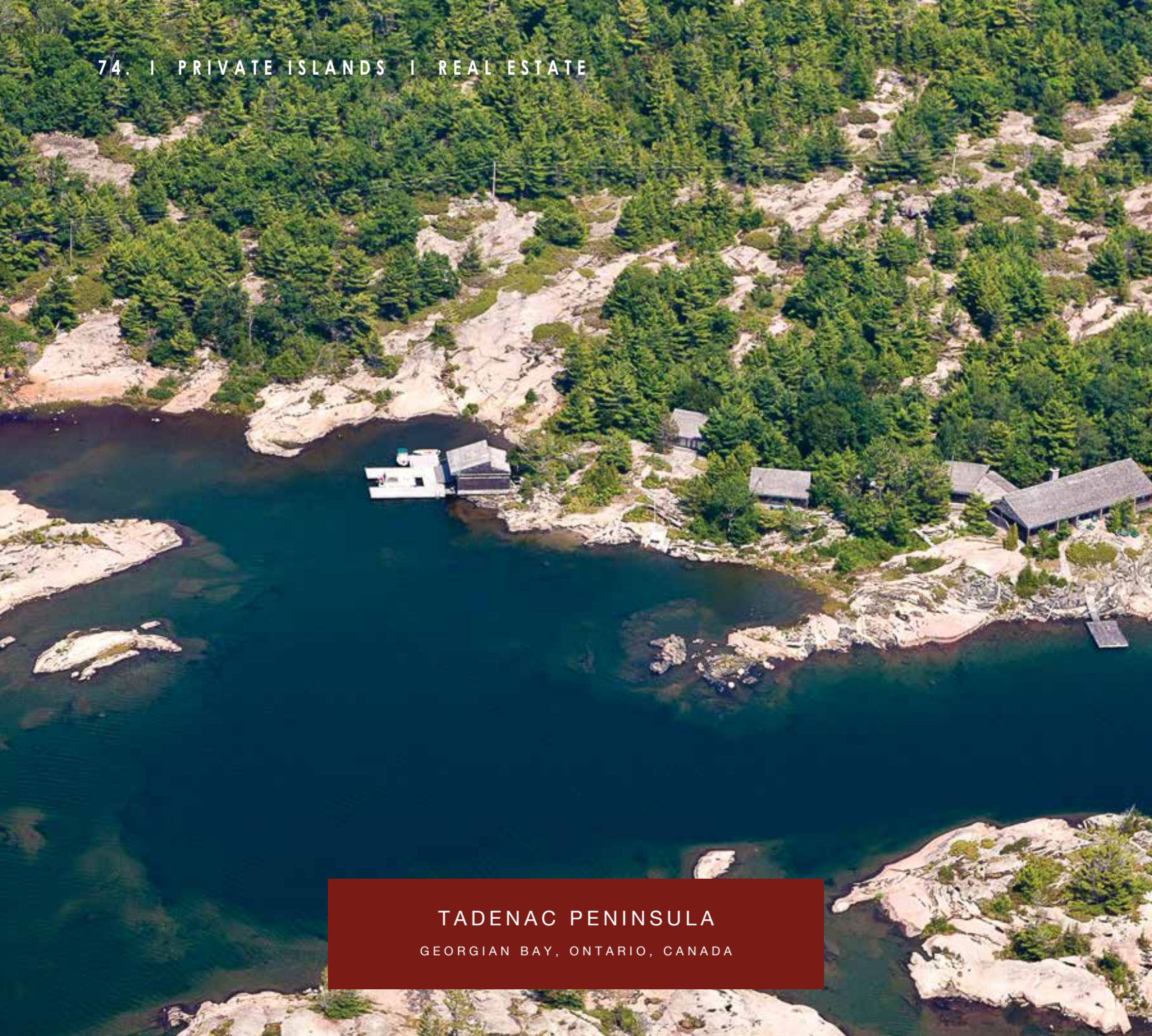
**CAD 750,000**

#### **INQUIRIES**

Michael Gerhardt  
Broker of Record  
M. Gerhardt Real Estate Limited  
43 James St.  
Tel: 705 746 4221  
Toll free: 1 800 380 4636  
gerhardt65@gmail.com  
www.gerhardt-realestate.com







## TADENAC PENINSULA

GEORGIAN BAY, ONTARIO, CANADA







© PAUL BENNETT



**G**orgeous Wah Wah Taysee is like nothing else in Georgian Bay. This historic region on the Bay's eastern shore is home to Tadenac Point, a 12-acre compound with 1,299 feet of contoured water frontage and a home designed by esteemed architect Peter Warren. Constructed in stunning British Columbian cedar and glass, the 3,400-square-foot main cottage contains five bedrooms, including a sumptuous master bedroom and a spacious guest wing.

In addition, this property features a two-suite, 420-square-foot guest cottage. Another attribute that makes Tadenac Point the perfect family hideaway is an enclosed pavilion, which is optimal for gatherings and parties. The property's layout accommodates large numbers of people with maximum privacy in a coveted area of the bay. Saunter down to the shore and you'll find a beach with shallow water, as well as a lightly wooded, thriving grassy area ideal for croquet and other lawn games.

Tadenac Point is a five-minute boat ride from a full-service marina at King Bay, which is accessed by Twelve Mile Bay Road. It's just over a two-hours drive from central Toronto and 35 minutes to Port Carling's shops, restaurants and golf courses. A few minutes away by boat from the property you'll find a grouping of gorgeous islands of smooth rock, ideal for picnics and for nature buffs to explore, known as American Camp. And if that's not enough, Tadenac Point's new owner will also receive the title for the two half-acre "picnic islands" that shelter Tadenac's dockage from Georgian Bay's signature westerly winds and have spectacular sunset views.

From Tadenac Peninsula one can access all the Great Lakes, and even the St. Lawrence Seaway, without leaving the water. Enjoy fishing, water sports, or comfortably land your floatplane after taking in Ontario's most beautiful region from the sky.

For more information contact either Sheila Waengler at 416-925-9191 at her Island Office at 705-746-6478 during the summer months, or Paul Crammond in Port Carling 705-646-8129. For viewings call Paul Crammond at 705-646-8129 who will accompany you in the property's pana boat.

#### TADENAC PENINSULA

Georgian Bay, Ontario, Canada  
20 acres

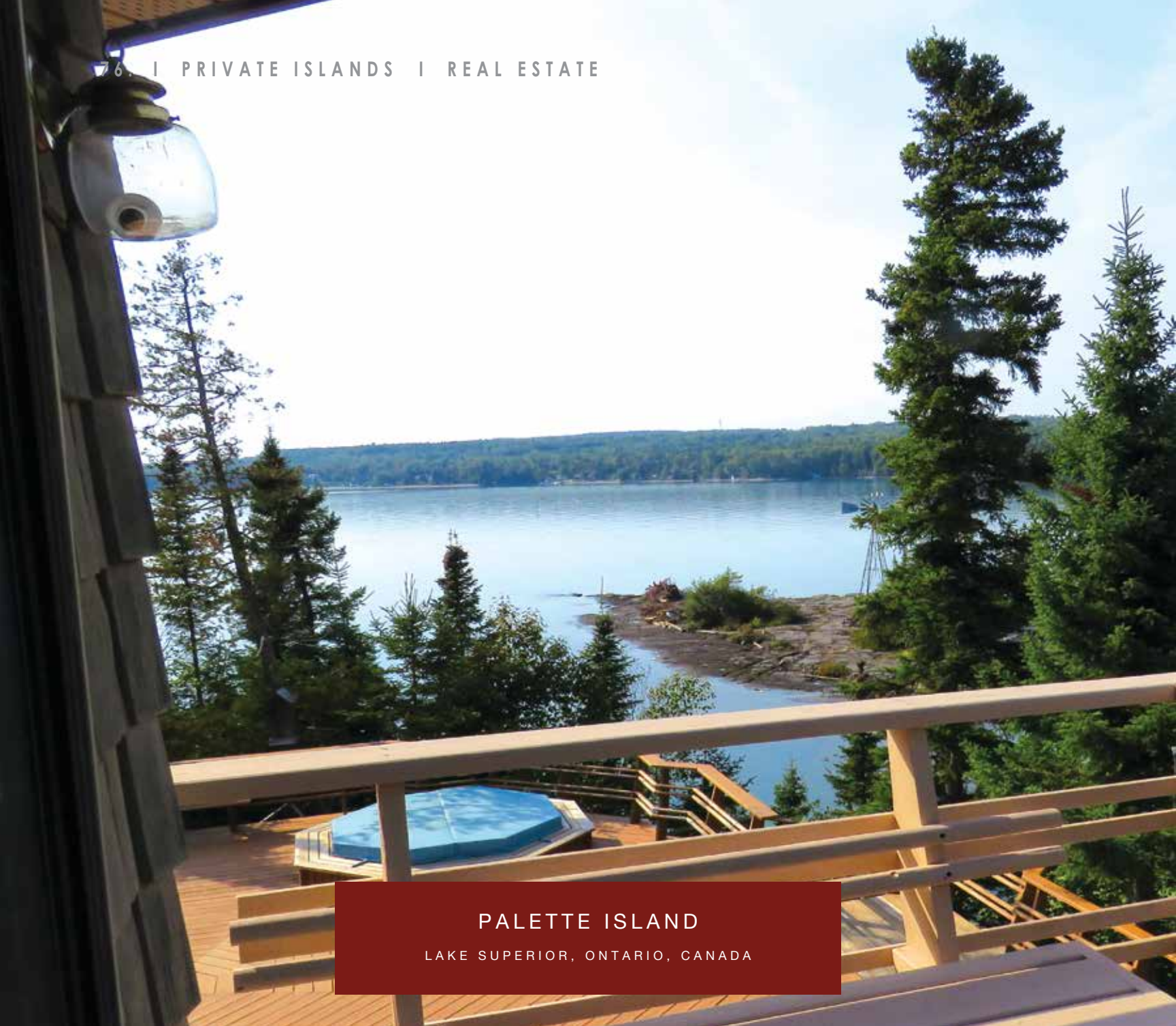
**CAD 2,450,000**

#### INQUIRIES

Sheila Waengler  
B.A., F.R.I., Broker  
C: 416-722-4080  
O: 416-925-9191  
waengler@rogers.com

Paul Crammond  
M.B.A., Broker  
C: 705-646-8129  
O: 705-765-6878  
pcrammond@muskoka.com





PALETTE ISLAND  
LAKE SUPERIOR, ONTARIO, CANADA







Palette Island provides a year-round oasis on one of the world's largest freshwater lakes. The 4.5-acre freehold island is tucked away near the only protected harbor on the Canadian side of Lake Superior, its curves mirroring those of an artist's palette. A boat dock in a natural harbor creates welcoming access, only 30 minutes from the City of Thunder Bay and ten minutes by boat from the mainland.

Climb the stairway from the dock to take in the stunning 190-degree view of the mainland, the surrounding islands of Amethyst Bay, and the Sibley Peninsula – aka “The Sleeping Giant,” which resembles a human in repose. The views from the top are complemented by a two-story, fully furnished 2,367-square-foot home that has a 2,000-square-foot wraparound deck. Built in 1990, the house brims with modern amenities, from the full kitchen with dishwasher to the washer and dryer, two fireplaces, wireless internet service and Jacuzzi. The master bedroom occupies the second floor with en suite bath and double balconies.

A second building on Palette Island contains a two-car garage and a 750-square-foot guest loft that can sleep four. The garage is outfitted with state-of-the-art woodworking equipment, an ATV, and all the tools needed to keep a secluded island in perfect working order. Wildlife is abundant, with more than 50 species of birds finding sanctuary among the island's evergreens and along its calm shores. A windmill provides water to a natural pond, accenting the greenhouse and manicured gardens on the south side of the main house.

The entire island is powered and heated by an underwater electric cable, and while arrival to the island is typically by boat, helicopters also can be accommodated. Palette Island is equipped with a 16-foot aluminum motorboat, Sea-Doo, 19-foot cabin cruiser, and a pontoon boat with motor – all with transport trailers – to make trips between the mainland and your private turnkey paradise a breeze.

#### PALETTE ISLAND

Lake Superior - 30 minutes from Thunder Bay  
Ontario, Canada  
4.5 acres

#### PRICE UPON REQUEST

#### INQUIRIES

Anne Turcotte  
aturcotte@tbaytel.net  
1 807 624 7163



CLAPBOARD ISLAND

FALLMOUTH, MAINE, USA













Clapboard Island is a lush 22-acre private island with 3,200 feet of waterfront. The island is situated six miles north of beautiful downtown Portland, Maine on Casco Bay off the Atlantic coast of the United States. It also has convenient access to Falmouth Town Landing, one mile away.

The island's luxurious home was the summer estate of Samuel F. Houston, principal of the historic Pennsylvania Railroad. After visiting Clapboard Island in 1898, he fell in love with the lush natural beauty of the Maine coastline and promptly constructed this gorgeous 10-bedroom, nine-bathroom manor. The original Oregon pine construction has been completely restored and the property accented with modern sustainability features, such as solar power, a backup generator and a well system.

Clapboard Island has five swimming beaches, perfect for lounging or enjoying water sports on a summer day, as well as 22 acres of hiking trails. Residents can access the island by boat via its large stone pier or land on its helicopter pad. A fully furnished guesthouse is on hand for visitors, and a children's playhouse provides land-based entertainment for the little ones. The island also has a shingle-style boathouse and a large barn for convenient storage. This historic retreat can be used for a vacation getaway or a comfortable year-round family compound.

As an added bonus, Clapboard Island's owners have access to a smaller adjoining island, dubbed Little Clapboard Island. Just off the shore from its larger relative, Little Clapboard is included in the sale and can be reached from the main island at low tide.

#### CLAPBOARD ISLAND

Falmouth, Maine, USA

22 acres

**USD 5,550,000**

#### INQUIRIES

David Banks

RE/MAX By The Bay

Direct: 207 553 7302

Cell: 207 773 2345

Fax: 207 553 7290

[www.TheDavidBanksTeam.com](http://www.TheDavidBanksTeam.com)





## BAROS MALDIVES

A DEEP DIVE INTO LUXURY

At the dawn of the 1970s, few people had ever heard of the Maldives, the dazzling archipelago of nearly 1,200 coral islands located a few hundred miles southwest of Sri Lanka in the Indian Ocean – so small individually that they total just 115 square miles in land mass, but collectively spread over a staggering 35,000 square miles.

The Maldives, of course, are now one of the world's top resort destinations, home to more than a hundred holiday properties – but when it opened at the end of 1973, Baros Island was just the third

resort in the entire country. Perched near the top of the Maldives chain, Baros was perfectly suited for a resort thanks to its petite size, pristine condition and position at the center of North Male Atoll, with its own reef encircling a lagoon and untouched beaches.

The resort's beauty and its reputation for friendly, personalized service have remained unwavering over the past four decades, but much has changed since those early days when it took more than three hours by dhoni (a local canopy-free sailing boat) to reach the island and its 28 original rustic rooms. Baros Maldives now features





45 luxury beachside villas and 30 luxury overwater villas, and has been part of the Small Luxury Hotels of the World family since 2006. For three straight years, it's received the World Travel Award for being the Indian Ocean's Most Romantic Resort and won the award for World's Most Romantic Resort, 2015. These days Baros's own speedboat, available 24 hours a day from Maldives International Airport in the country's capital of Male, whisks guests to the island in 25 minutes.

Much of the resort's phenomenal success over the last 10 years can be attributed to its 2005 ground-up renovation as envisioned by famed Maldivian architect Mohamed Shafeeq. Using favored materials like natural sandstone, tropical wood and coconut thatch, Shafeeq designed Baros's light-infused villas to blend seamlessly with the environment. Each villa has a spacious, teak-floored bedroom featuring a king-size bed, vanity desk and a large sofa or day bed, with interior decors created in association with designer Anita Indra Dewi. All villas have direct











access to the beautiful lagoon, and many have their own private pools. Palms and banana leaves fringe the beachside villas, while the water-top bungalows open directly to the sea.

Shafeeq also designed Baros's contemporary fine-dining restaurant, The Lighthouse, and its distinctive white roof is one of the resort's landmarks. The restaurant's champagne bar, the Lighthouse Lounge, boasts 360-degree ocean views from its terrace. Baros is also home to two additional restaurants, the more casual Lime restaurant and the al fresco Cayenne Grill.

Set at the heart of the resort and surrounded by lush foliage, Baros's sumptuous spa features four private suites and offers a variety of treatments from across Asia. Private yoga and meditation sessions can be arranged in the spa's air-conditioned pavilion, on the Lighthouse deck, on one's own private villa deck, or at sunrise or sunset on a sandbank. The resort's Maldivian Lounge gives visitors a fascinating sense of the area culture. With locally made artifacts and what may be the world's finest collection of authentic antique maps of the islands, the lounge reflects the very soul of the Maldives.

Baros is blessed by glorious marine life just offshore and has its own dive center where guests can learn scuba and take part in eco dives. There's also a separate marine center, where guests can borrow snorkeling gear, join guided snorkeling excursions and take part in awareness programs conducted by the resident marine biologist. Thirty additional world-class diving spots are within a 50-minute boat ride of the island.

So why not take the plunge into Maldivian luxury? Beloved by guests and acclaimed by travel experts, Baros beckons.

For more information, contact:

+960 664 26 72

[info@baros.com](mailto:info@baros.com)

[www.baros.com](http://www.baros.com)







WAVI ISLAND  
FIJI, SOUTH PACIFIC







Nestled off the shore of Vanua Levu – and accessible via private bridge – 27-acre Wavi Island is your first-class ticket to the best Fiji life has to offer. Lush jungle cocoons the 20 titled freehold lots, available to purchase for a limited time, or invest in the island as a whole. The accompanying villa incorporates modern conveniences into Fijian designs that complement the landscape. This is a rare chance to purchase a nearly fully developed freehold island in one of Fiji's most stunning locations.

The first private villa constructed on the island, listed at US\$2.5 million, is a breathtaking showpiece. Traditional thatched roofing covers the 3,000-square-foot three-bedroom, three-bathroom residence, which sits on a cliff overlooking the Koro Sea. Interior trees within the pavilion-style compound blend the indoor living spaces seamlessly into the outdoors, where teak stone paving surrounds a horizon-edge pool and spa, situated on 1 acre of fully landscaped grounds.

The villa is available for rent from US\$1,500 per night – or you can review the whole island for purchase. Each lot has a boat mooring within the island's three-acre private lagoon.

The island has near completed resort buildings being constructed, such as a restaurant/bar, massage bure, fitness center, pool, toilet block, massive arrival pavilion, office, carpark, manager bure, power and water, marina and much, much more. All the hard work has been done for the next owner!

Choosing Wavi Island as your next investment represents not only a sound financial decision, but also the opportunity to live in the place ranked number one on the list of happiest countries in the world. You're investing in a richer, more joyful life when you invest in a Fiji life.

#### WAVI ISLAND

Fiji, South Pacific  
27 acres

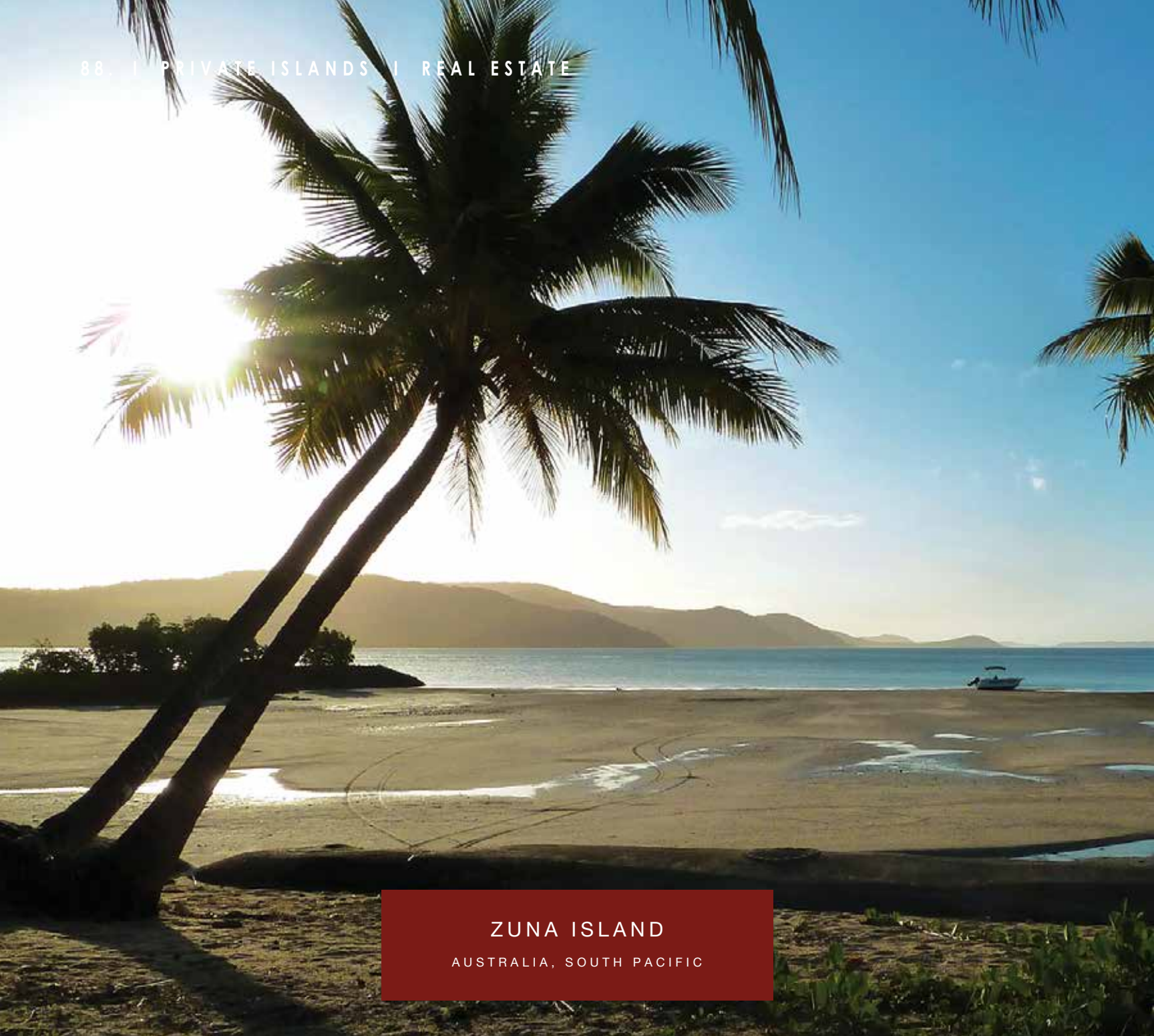
**OFFERS FROM USD 12,000,000**

#### INQUIRIES

Tom Pichler  
Pichler Group  
email [tp@mpcp.net.au](mailto:tp@mpcp.net.au)  
Phone: +61 3 9775 1881  
fax: +61 3 9775 1148  
mobile + 61 (0)419 116642







ZUNA ISLAND  
AUSTRALIA, SOUTH PACIFIC







It's a rare opportunity to own island property near Australia's Great Barrier Reef, and Zuna Island, in the lush tropical waters of the Torres Strait archipelago, offers this magnificent chance. This treasured area at the northernmost point of Australia, is just a short flight from the international tourist destination of Cairns.

As you approach the protected cove of Zuna Island, you will see the sharp angles of the modern cottage nestled in the untouched bushland surrounding the property, less than 350 feet from the shoreline. The air-conditioned cottage features a modern kitchen and bathroom, and a magnificent master sleeping loft that looks out over your sultry kingdom. There's also a spacious living lounge downstairs opening onto a deck with sweeping views to the ocean.

Within eyesight and less than 130 feet from the cottage is a guest bungalow that accommodates up to eight guests. Two bedrooms, each with a mezzanine, open onto a spacious patio with a well-equipped outdoor cooking facility.

All of the lodging is fully furnished and ready to be occupied. The property also boasts reliable mobile phone and internet service. Despite these modern comforts, Zuna Island is totally off the grid and designed to be energy self-sufficient. All of the electricity is provided by a 7kW solar photovoltaic system with a 12kW diesel generator for backup reserve power. A 21,000-gallon rainwater tank collects the monsoon rains for drinking, cooking and washing. A zero maintenance biodegradable sewage treatment system also services the property.

The visionary who claims this rarefied investment will receive both freehold land in Australia and a registered Australian business. To access Zuna, one-hour-and-40-minute flights depart daily from Cairns Airport to nearby Horn Island. Regular ferry transfers are available from Horn to Thursday Island from which you can reach Zuna via a 20-minute boat trip or an eight-minute helicopter ride to the island's helipad.

#### **ZUNA ISLAND**

Torres Strait Archipelago, Australia  
1 acre

**USD 1,300,000**

#### **INQUIRIES**

Richard Vanhoff  
Island and Resort Specialist  
Private Islands Online Australia  
0415 107 515  
vanhoff@ozemail.com.au  
www.australianislands.com.au





## IT'S ELEMENTAL:

AN AFFORDABLE FRESH WATER RESOURCE FOR ISLAND OWNERS

Water is the passion of island owners. It's an essential part of the stunning vistas and the key to privacy from the rest of the world. But it also creates an expensive sustainability issue, because the majority of the water covering the planet is undrinkable. Reverse osmosis, the most popular form of converting salt water to fresh, requires high consumption of electricity, which is not a reliable or environmentally sound option for remote islands.

Enter Elemental Water Makers, founded in 2012 by a pair of engineers from Delft University of Technology. The Netherlands-based clean tech company developed a reverse osmosis system that can run continuously while relying entirely on the fluctuating renewable resources that island owners have at their fingertips: the sun, ocean, earth and wind. At its core, it's a solar-powered pump that draws in seawater and relies on gravity to stimulate reverse osmosis.

Thanks to the constant pressure generated through the system's elevated water buffer, it's possible to

produce anywhere from a few thousand to hundreds of thousands of gallons of fresh water daily while avoiding carbon dioxide emissions and cutting electric costs entirely. With established technology and remote monitoring, these desalination units deliver fresh water without maintenance concerns. By eliminating high-pressure pumps and generators, unnecessary noise vanishes as well, allowing the island's natural soundtrack of wind and waves to return to the forefront where it belongs.

After its successful pilot launch in Indonesia, the company now offers customizable, off-the-grid water makers for homes, resorts and communities of all sizes – or even entire municipalities. Elemental Water Makers' inaugural residential project, a private island home in the British Virgin Islands, already has seen its carbon-dioxide emissions drop 25 metric tons per year and reduce the cost of water by 63%.

Fresh water has never been so easily obtainable or this free of guilt.



Elemental Water Makers B.V.  
Molengraaffsingel 12-14  
2629 JD Delft  
The Netherlands

[info@elementalwatermakers.com](mailto:info@elementalwatermakers.com)  
+316 29 29 43 57 The Netherlands  
+1284 34 10 249 British Virgin Islands  
[www.elementalwatermakers.com](http://www.elementalwatermakers.com)





## NANANU-I-CAKE

USD 12,000,000 | FIJI, SOUTH PACIFIC | 600 ACRES

A fantastic four-bedroom main residence is the centerpiece of Nananu-i-Cake, with two traditional Fijian bures serving as guesthouses, and three staff houses rounding out the current accommodations. The main house features a large open-plan living and dining room with sea views, a library, a barbecue and dining bure, and laundry facilities. Recent improvements include a re-roofing of the main house complex with long-lasting bitumen tiles, as well as a re-outfitting of the bathrooms. For recreation, there's a swimming pool, trails for horse trekking nearby, and five distinctive beaches.

The island comes complete with generators, two 150,000-gallon natural water tanks, stables, horse and sheep pastures, a large deep-water jetty, and connections for phone, internet, and satellite TV. Boats, jeeps, a tractor, other transport vehicles, and tools and maintenance equipment are also included. The island's current management and maintenance staff may also be available to transfer with the property.

RICK KERMODE | RICK.KERMODE@NZ.KNIGHTFRANK.COM | +64 9 377 3700





## NGERBELAS ISLAND

PRICE UPON REQUEST | PALAU, ASIA | 20.8 ACRES

Located in one of the most gorgeous and exclusive locations in Palau, Ngerbelas is a blank canvas and the third largest island in the Kayangel Atoll, just 1 mile from the inhabited island of Kayangel. Its location gives you the opportunity to experience the seclusion of a private island, yet is close enough to Koror to enjoy the energy of Palauan life.

This enticing island features a substantial white sand beach that encircles the entire island, offering a variety of locations to enjoy the solitude of the atoll, ocean breezes, swaying palm leaves, and breathtaking views of the endless azure sea.

To the west of Ngerbelas is a deep drop along the reef; the diving along this wall is considered the best in the world. National Geographic filmed Ngekesol Reef in May 2015 for their documentary "Return to Paradise" which was considered "... the best underwater footage ever filmed by National Geographic."

BRUCE WHALE | [BRUCE@THEPALAUVILLAS.COM](mailto:BRUCE@THEPALAUVILLAS.COM) | 808 639 2673





## NUKUDRAU ISLAND

PRICE UPON REQUEST | FIJI, SOUTH PACIFIC | 46 ACRES

**N**ukudrau is a freehold island located in the largest bay in the Southern Hemisphere of Netewa Bay, surrounded by the crystal clear waters of the South Pacific and just a short boat ride from the town of Savusavu. Netewa Bay is calm and teeming with every type of sea life that the South Pacific has to offer. The most amazing snorkeling and diving and fishing in the world is literally in your front yard. There are resident pods of dolphins that give a private “Sea World” production every day.

Nukudrau is subdivided into 25 individual lots with separate titles. The owner can build one home and keep the island to themselves, or develop the whole island into a world class resort. All of the lots are beachfront or waterfront and some allow for over-water villas. The topography of the island is amazing with 7 peaks rising up out of the sea. The island can even be accessed by car during low tide.

PRIVATE ISLANDS INC. | [INFO@PRIVATEISLANDSINC.COM](mailto:INFO@PRIVATEISLANDSINC.COM) | 647 477 5581





TAVERNIER KEY

USD 7,990,000 | FLORIDA, UNITED STATES | 31.40 ACRES

Build your private island dream home! This 31.4 acre island in Key Largo has over 17 acres of upland per a recent survey which is available upon request. This private oceanside offshore island is approximately 5,000 feet from the shoreline within short sight of Tavernier Creek.

Sally Lynn Stribling | [keysproperty@bellsouth.net](mailto:keysproperty@bellsouth.net) | 305 453 7552

DEADMAN CAYES

REQUEST PRICE | BELIZE, CENTRAL AMERICA | 3 ACRES

This property consists of 3 private islands with island 1 containing 0.699 acres, island 2 containing 1.393 acres and island 3 containing 0.941 acres. These three islands are all private islands and are all solid ground with white sand, coconut trees and mangroves.

Jonathan Lohr | [jonathan@ceibarealtybelize.com](mailto:jonathan@ceibarealtybelize.com) | 501 824 4050

1030 NORTH ISLAND

USD 5,499,000 | FLORIDA, UNITED STATES | 5.8 ACRES

Located on one of the most beautiful islands in Florida, this furnished 7,800 sq.ft. luxury estate has 800 feet of wide open bay frontage, guest home, boat dock with lift, pool/spa, playground, lush landscaping, koi pond and helipad.

Jennifer Zales | [jennifer@jenniferzales.com](mailto:jennifer@jenniferzales.com) | 813 758 3443

BIG GULL ISLAND

USD 3,000,000 | ALASKA, UNITED STATES | 11.58 ACRES

Gull Island is located just minutes from the quaint fishing community of Sitka. The 5200 sq. ft. 4 bdrm, 4.5 bath home was architecturally drawn and custom built. The magnificent living room and master bedroom feature high vaulted ceilings, plenty of windows and a grand fireplace in each room.

Cathy Shaffer | [CathyShaffer@baranofrealty.com](mailto:CathyShaffer@baranofrealty.com) | 907 747 5636

SOMERS ISLAND

USD 1,110,000 | MONTANA, UNITED STATES | 0.88 ACRES

Somers Island allows you to relax in the privacy of your private cottage on Flathead Lake, the largest natural freshwater lake in the western U.S.A outside of Alaska. Easy access by water from the Somers boat launch and local marinas. Electricity and installed septic system on the island.

David Oberltnr | [David@DaveObe.com](mailto:David@DaveObe.com) | 888 812 0828

ISLAND C921

CAD 750,000 | ONTARIO, CANADA | 2 ACRES

This outstanding self sufficient island on Bolger Lake has all the luxuries and conveniences of home boasting a 3 bedroom fully winterized main cottage as well as a guest cabin on a second connected island, 3 boat slip, float plane dock, 3 storage buildings, sauna, exercise building and wood shed.

Michael Gerhardt | [gerhardt65@gmail.com](mailto:gerhardt65@gmail.com) | 705 746 4221





## FARAWAY CAMP

CAD 5,850,000 | ONTARIO, CANADA | 50 ACRES

Located near Killarney on a pristine swath of Georgian Bay shoreline is a cozy four season getaway with every imaginable modern convenience from wine fridge to hot tub, from outdoor sound system to chef style gas range.

"Faraway" is set on sandy soil and has a civilized tameness that comes from its green lawns, thriving perennial and vegetable gardens, natural beach with warm shallows for wading, and, at your back door, a tranquil fish pond fed by gentle waterfalls. Supremely private with 50 acres of lush forest and sugar maple bush, "Faraway" has almost 3000 feet of water frontage, and a surrounding necklace of protected Crown Land.

Over 25 miles of nature trails crisscross the property and there are several lakes around the property including Badgley Lake which is 600 feet above sea level and 30 feet deep. Your pontoon boat with a quiet electric motor is docked here for leisurely cruises along the shore.

GEORGE WEBSTER | [GEORGE.WEBSTER@MOFFATDUNLAP.COM](mailto:GEORGE.WEBSTER@MOFFATDUNLAP.COM) | 416 938 3950





## REEF ISLAND

USD 5,000,000 | WASHINGTON, UNITED STATES | 17+ ACRES

**R**eef Island is a one-of-a-kind private island comprised of over 17 acres with an original hand carved Haida cabin built by renowned artist, Dudley Carter. There are several outstanding beaches on the island as well as a pasture for animals, a private well, a mooring buoy and tombolo on the southwest corner.

Views are toward the Olympic Mountains with fabulous sunsets toward the coastal Vancouver mountains. The island is located only minutes by boat from Deer Harbor Marina on Orcas Island or Friday Harbor on San Juan Island where one can find full service grocery stores, restaurants, boat rentals, marina vans, whale watching tours and community clubs.

San Juan County is located in the Salish Sea and is a cluster of more than 400 islands with rocky, rugged shorelines as well as several mountains. This is the most extraordinary private island in the San Juan county.

WALLY GUDGELL | [WALLY@WINDERMERE.COM](mailto:WALLY@WINDERMERE.COM) | 1 800 842 5770





MOHO CAYE

USD 4,250,000 | BELIZE, CENTRAL AMERICA | 8.38 ACRES

Located only 12 miles east of the Placencia Peninsula and 9 miles west of the Barrier Reef, Moho Cay boasts over 2,980 ft of beachfront, of which more than 3/4 is soft, white coral sand that slopes into shallow waters dotted by countless coral beds and small reef systems.

Naomi Anderson | [naomi@belizesir.com](mailto:naomi@belizesir.com) | 501 610 0803



NORTH SADDLE CAYE

USD 6,000,000 | BELIZE, CENTRAL AMERICA | 4 ACRES

Fully developed with all the comforts and amenities of a luxury estate including 2 twin luxury villas and 2 guest cottages, this unique fully self-sustainable island features a large and deep natural lagoon providing safe harbor for multiple large sea vessels.

Naomi Anderson | [naomi@belizesir.com](mailto:naomi@belizesir.com) | 501 610 0803



ST. PHILLIPS ISLAND

USD 23,777,000 | SOUTH CAROLINA, UNITED STATES | 4680 ACRES

"St. Phillips Island is a perfect place for a modern day Robinson Crusoe." The Turner family and their friends have enjoyed sailing, fishing and entertaining here for 35 years. Amenities include owner's residence, manager's house, maritime forest, long white sandy beaches and total privacy.

Chip Hall | [cohplantation@aol.com](mailto:cohplantation@aol.com) | 843 958 0222



SADDLEBACK CAY

USD 11,800,000 | BAHAMAS, CARIBBEAN | 47 ACRES

Situated on the northern tip of Norman's Cay in the northern part of the Exuma Cays, Saddleback Cay is easily accessible thanks to the 3,000 ft. airstrip on Norman Cay. The island boasts 7 pristine white sand beaches plus a protected deep water harbour.

George Damianos | [George.Damianos@SothebysRealty.com](mailto:George.Damianos@SothebysRealty.com) | 242 362 4211



PUMPKIN KEY

USD 95,000,000 | FLORIDA, USA | 26 ACRES

This self sufficient private island is located in the Florida Keys and features a main 3 bedroom home, 2 caretaker's cottages, dock master's apartment and office, a 20-slip marina, tennis courts and golf cart paths. Complete with shore accommodations at Ocean Reef with dockage.

Russell Post | [Russell.Post@sothebysrealty.com](mailto:Russell.Post@sothebysrealty.com) | 305 367 2027



LITTLE HARVEST CAYE

USD 289,000 FOR 1/10 | BELIZE, CENTRAL AMERICA | 1.5 ACRES

New 5 bedroom 6 bath home on private-island designed compound being sold in 1/10 fractional shares uniquely situated to have panoramic views of the Maya Mountains and open ocean near Placencia Village. Full time professional staff/chef and large custom pool.

David Keener | [david@visionpropertiesbelize.com](mailto:david@visionpropertiesbelize.com) | 972-342-7920





CAYO IGUANA

USD 750,000 | NICARAGUA, CENTRAL AMERICA | 5 ACRES

Located only 30 min by boat from Bluefields, Nicaragua - Cayo Iguana boasts a 3 bedroom, 2 bathroom home, caretakers accomodation and private pier. Manager and staff are already in place. Perfect for a high end rental business.

Private Islands Inc. | [info@privateislandsinc.com](mailto:info@privateislandsinc.com) | 647 477 5581, ext 111

CLAPBOARD ISLAND

USD 5,995,000 | MAINE, UNITED STATES | 22 ACRES

Located on 3,200 ft. of water frontage on Casco Bay and just 6 miles north of downtown Portland, this restored 1898 home includes 10 bedrooms, 13 fireplaces, 7 full and 2 half baths, stone pier, boathouse, playhouse, heli-pad, guest house and large barn. Little Clapboard Island is included.

David Banks | [dbanks@homesinmaine.com](mailto:dbanks@homesinmaine.com) | 207 553 7302

GREEN ISLAND

PRICE UPON REQUEST | MICHIGAN, UNITED STATES | 68 ACRES

The largest privately owned island in the waters of Green Bay in Door County often referred to as the Cape Cod of the Midwest with its calmer seas and warmer temperatures. The current owner has been working with a developer for 8 years and the island is plotted and zoned for development.

David Schanock | [schanock@roensalvage.com](mailto:schanock@roensalvage.com) | 920 743 6533 Ext. 124

SPUHN ISLAND LOTS

USD 169,000- 428,900 | ALASKA, UNITED STATES | 1.3- 3.4 ACRES

Spuhn Island is being developed to offer 38 spectacular waterfront lots to discerning real estate investors in an exclusive location. Each lot contains 200 ft. of waterfront with unobstructed views of land and sea equipped with cable TV, broadband internet, underground electricity, water and phone.

Spuhn Island Development | [info@gci.net](mailto:info@gci.net) | 907 523 2129

TURN ISLAND

CAD 3,900,000 | BRITISH COLUMBIA, CANADA | 82 ACRES

Dramatically diverse Turn Island features 3 km of shoreline on the east end of Johnstone Strait. The 2200 sq. ft. 3 bedroom, 2.5 bath, beautiful timber-frame residence has vaulted ceilings leading out to an expansive Alaskan yellow cedar cantilevered oceanfront deck.

Ed Hanja | [edhandja@bcoceanfront.com](mailto:edhandja@bcoceanfront.com) | 250 287 0011

MANDALAY ISLAND

USD 5,500,000 | FLORIDA, UNITED STATES | 3.4 ACRES

Florida island with lots of sandy beaches, swaying palm trees, perfect southeastern exposure and incredible views. This property offers an existing island style home plus a guest house both built in 1982 allowing for plenty of room to host family and friends.

Deb Duvall | [Deb@WaterPointe.com](mailto:Deb@WaterPointe.com) | 772 283 3330





## CRAWL CAYE

USD 3,950,000 | BELIZE, CENTRAL AMERICA | 48 ACRES

**C**rawl Caye is located on the northwestern tip of the Turneffe Atoll, one of 4 known atolls in the Western Hemisphere of which 3 are located in Belize. The island is ideally situated about 26 or so miles east northeast of Belize City and 15 miles east of the Barrier Reef.

With hundreds and hundreds of coral patches within the crystal clear blue lagoon waters of the Caribbean along with the western reef wall only one half mile away and the eastern reef wall of the atoll 2.5 miles to the east, it truly is a fisherman, diver or snorkeler's playground in paradise.

This 48 acre private island is available and just beckoning the right person with the vision to make this the envy of all possessions that one can proudly share whether it's a commercial endeavor, personal pleasure or a combination of both, you can certainly wear this badge proudly.

PRIVATE ISLANDS INC. | [INFO@PRIVATEISLANDSINC.COM](mailto:INFO@PRIVATEISLANDSINC.COM) | 647 477 5581





## MAI ISLAND

USD 4,000,000 | FIJI, SOUTH PACIFIC | 32 ACRES

Just a short boat ride from the town of Labasa, this freehold island is an amazing display of coconut trees, papaya trees, pineapples and exotic flowers of every kind. One end of the island is planted with Mahogany trees along with a forest of Lipstick palms. There are archeological features on this island that are amazing to explore.

Beautiful island parrots with bright colors of blues and greens and reds will greet you throughout the island allowing you to feed them from your hand. Fresh water springs come directly from the rocks and one forms a beautiful lake where beautiful Koi fish live and greet you at the edge for their morning feeding.

Go fishing, boating, diving, snorkeling or take jet ski excursions to remote, untouched mainland waterfalls cascading down to create natural pools of crystal clear water to swim in and enjoy. Deep water anchorage is available to accommodate large yachts.

PRIVATE ISLANDS INC. | [INFO@PRIVATEISLANDSINC.COM](mailto:INFO@PRIVATEISLANDSINC.COM) | 647 477 5581





GUMELEMI CAY

USD 17,900,000 | BAHAMAS, CARIBBEAN | 8 ACRES

Gumelemi Cay is an 8-acre private island oasis surrounded by 3 beautiful white sandy beaches just offshore the ultra-exclusive Baker's Bay Golf & Ocean Club. A one-minute boat ride provides access to a Tom Fazio golf course, world-class spa and fitness, and the finest dining in the Bahamas.

George Damianos | [George.Damianos@SothebysRealty.com](mailto:George.Damianos@SothebysRealty.com) | 242 362 4211


WALKER'S CAY

USD 14,000,000 | BAHAMAS, CARIBBEAN | 58 ACRES

For over fifty years, Walker's Cay has been a legendary fishing resort known by fisherman worldwide as the premier deep-sea fishing location. A 2,800-ft airstrip, state-of-the-art electric generating facility, and a marina are on site and approvals in place to re-establish this ultimate fishing paradise.

Kevin Cross | [kcross@gmail.com](mailto:kcross@gmail.com) | 242 457 1284


CAYO GERALDO

USD 2,500,000 | PUERTO RICO, UNITED STATES | 25 ACRES

The only private island off of the southern Salinas coast set among lush mangroves, jungle foliage and beach, this incredible cay has a 3 bedroom wood cabin with stunning views, 1 indoor and 1 outdoor bathroom, dock, deep water mooring, decks, pool, solar power and backup generators.

Margaret Juvelier | [margaret.juvelier@sothebysrealty.com](mailto:margaret.juvelier@sothebysrealty.com) | 787 523 6502


SAVAGE ISLE

USD 1,395,000 | SOUTH CAROLINA, UNITED STATES | 8 ACRES

This totally private oceanfront island bordered by Scott Creek and Savage Creek with almost all high land, is connected to the mainland by a pair of bridges with a security gate less than an hour's drive from Charleston and can contain up to 4 single family dwellings, each with its own private dock.

The Savage Company | [chiefsavage@aol.com](mailto:chiefsavage@aol.com) | 843 869 2153


ZUNA ISLAND

USD 1,300,000 | AUSTRALIA, SOUTH PACIFIC | 1 ACRE

Totally off the grid and designed to be completely self-sufficient, this property is a rare investment opportunity, with the buyer receiving both freehold land in Australia and a registered Australian business with main residence cottage as well as neighboring guest bungalow with guest quarters.

Richard Vanhoff | [vanhoff@ozemail.com.au](mailto:vanhoff@ozemail.com.au) | +61 415 107 515


MOTU MOIE

USD 9,500,000 | FRENCH POLYNESIA, SOUTH PACIFIC | 20 ACRES

This tropical paradise just 15 miles from Bora Bora features a natural coral filtered well providing fresh water, solar powered electricity and accommodations include owner's bungalow, 3 guest beach bungalows, dining and relaxing bungalow, caretaker's house, sports bungalow and utility buildings.

Jim Arthur | [info@stanfieldgroup.net](mailto:info@stanfieldgroup.net) | 562 208 1323





SAU SAU ISLAND

PRICE UPON REQUEST | FIJI, SOUTH PACIFIC | 15 ACRES

A beautiful island with incredible topography, this property was once featured in hit TV series Survivor as Exile Island. It has a large, level beachfront and high peaks that afford fantastic views. The many low tide areas create patches of soft, white, powdery sand.

Private Islands Inc. | [info@privateislandsinc.com](mailto:info@privateislandsinc.com) | 647 477 5581

SPANISH LOOKOUT CAYE

USD 4,200,000 | BELIZE, CENTRAL AMERICA | 186 ACRES

Just off Belize's Barrier Reef, this caye offers a fully developed private resort with some semi-developed areas and untouched land as well as mangroves that double as a marine reserve. Includes a restaurant, gift shop, diving & snorkeling tours, swimming and white sandy beach.

Hugo Moguel | [info@vistabelize.com](mailto:info@vistabelize.com) | 501 223 2427

BLUE DOLPHIN ISLAND

PRICE UPON REQUEST | PANAMA, CENTRAL AMERICA | 103 ACRES

This island resort is under construction in the province of Bocas del Toro. Combining comfort and luxury, these 114 spacious 2 bedroom timeshare suites will be fully furnished and tastefully decorated consisting of 3 hotels, one hotel on land and 2 hotels over the sea.

Frank Jimenez | [contact@caribbeannature.com](mailto:contact@caribbeannature.com) | 507 263 9690

DAO ISLAND

PRICE UPON REQUEST | PHILIPPINES, ASIA | 118 ACRES

The Palawan region has been named by National Geographic as the best island destination in South East Asia and Top 10 island destination in the world. All necessary permits and licences are in place for a turnkey project for a luxury resort development as well as over 1000 pages of documentation.

Private Islands Inc. | [islands@privateislandsonline.com](mailto:islands@privateislandsonline.com) | 647 477 5581

KATITCHE POINT GREAT HOUSE

USD 7,950,000 | BVI, CARIBBEAN | 0.94 ACRES

Elevated above a rugged shore amidst 3 nearly deserted white sand beaches. This rare oceanfront estate in Virgin Gorda has 5 elegant bedroom suites each with private verandas, a courtyard, indoor outdoor pool bar and roofs mirroring the great pyramids of Egypt.

Martha Keil | [martha@bvisir.com](mailto:martha@bvisir.com) | 284 494 5700

WAVI ISLAND

USD 12,000,000 | FIJI, SOUTH PACIFIC | 27 ACRES

Never before has an opportunity like this existed in Fiji where you can own your own freehold island lot complete with 5 star resort amenities. Secure one of 15 freehold lots, one Showcase Villa, or the whole island. Linked to Fiji's second largest mainland by private 450 metre bridge.

Tom Pichler | [tp@mpcc.net.au](mailto:tp@mpcc.net.au) | +61 419116642





## WHIPPERWILL NORTH ISLAND

CAD 1,495,000 | ONTARIO, CANADA | 4.26 ACRES

**S**ited on the outer edge of the Pointe au Baril Islands, this property is comprised of a main cottage, a guest cottage and 2 sleeping cabins: an ideal property for multigenerational family use and for entertaining guests.

With 1818 ft. of waterfront, the deeply indented granite shoreline creates 2 natural harbours, each ideal private sites for the two principal structures. The main traditional 3 bedroom 1196 sq.ft. cottage features an open concept living - kitchen - dining area with vaulted ceilings, wood stove, stone fireplace, extensive glazing, and sliding glass doors opening onto a wrap around deck. The contemporary, minimalist style 550 sq. ft. guest cottage, is split into 2 pods, positioned on a 78 ft. deck; one pod housing 2 bedrooms and 3 piece bath, the other the living area. The living area features a stone fireplace and sliding glass doors across front and rear exposing glorious views and flooding the interior with light.

GEORGE WEBSTER | [GEORGE.WEBSTER@MOFFATDUNLAP.COM](mailto:GEORGE.WEBSTER@MOFFATDUNLAP.COM) | 416 938 3950





KISH KA DENA ISLAND

CAD 3,950,000 | ONTARIO, CANADA | 3.73 ACRES

Located in Pointe au Baril of Georgian Bay and unquestionably one of the finest outer islands in one of the most desired areas of Georgian Bay, this island comprises 2 legally separate lots with 2 independent cottages. Beach Cottage is 5,000 sq.ft. with boathouse and Cliff Cottage is 1,632 sq.ft.

George Webster | [george.webster@moffatdunlap.com](mailto:george.webster@moffatdunlap.com) | 416 938 9350

PAVIS ISLAND

CAD 4,950,000 | ONTARIO, CANADA | 10 ACRES

This custom designed family compound is comprised of a main lodge, 2 guest cottages, sleeping cabin, a games/party pavilion, waterside sauna and boathouse. The post and beam structures blend seamlessly into the surrounding landscape.

George Webster | [george.webster@moffatdunlap.com](mailto:george.webster@moffatdunlap.com) | 416 938 9350

DAVIS ISLAND

CAD 1,400,000 | ONTARIO, CANADA | 9.6 ACRES

Located in the heart of Sans Souci, Davis Island is readily accessible to all amenities and easily accessed by boat with protected, deep water cove ideal for a harbour for all watercraft. A unique opportunity to design and build an extensive family compound in a spectacular island setting.

George Webster | [george.webster@moffatdunlap.com](mailto:george.webster@moffatdunlap.com) | 416 938 9350

MANCHEE ISLAND

CAD 1,580,000 | ONTARIO, CANADA | 5.2 ACRES

The 3 season home of a noted local builder, this private island features a gracious custom built, 3 bedroom, 2 bath main cottage, a 550 sq.ft. guest cabin, a covered 2 slip boat shed, a dockside workshop, spacious terraced decking for waterside entertaining and generous docking for 6-8 boats.

George Webster | [george.webster@moffatdunlap.com](mailto:george.webster@moffatdunlap.com) | 416 938 9350

ERMYRN ISLAND

CAD 2,600,000 | ONTARIO, CANADA | 32 ACRES

Ermyrn Island located in the heart of Sans Souci, Georgian Bay has been divided into 3 severed lots each of which is over 10 acres. Lot 1 is fully built out with a 3 bedroom cottage and attached 3 bedroom cabin, boathouse sleeping cabin and workshop, docks, tennis court and hiking trails.

George Webster | [george.webster@moffatdunlap.com](mailto:george.webster@moffatdunlap.com) | 416 938 9350

INVERNAIRN ON MOWAT ISLAND

CAD 2,250,000 | ONTARIO, CANADA | 24.95 ACRES

Invernairn comprises 2 large lots on the eastern end of Mowat Island totaling 3,850 feet of frontage. One of the 2 lots has been enhanced with a 2400 sq. ft., 4 bedroom main cottage and a 3 bedroom guest cottage, both of which overlook a long stretch of sand beach and a calm sheltered harbour.

George Webster | [george.webster@moffatdunlap.com](mailto:george.webster@moffatdunlap.com) | 416 938 9350





## ARTHUR ISLAND

CAD 1,675,000 | ONTARIO, CANADA | 3.5 ACRES

Located in the heart of one of southern Georgian Bay's most vibrant and active communities, this classic and stunning 2-storey custom designed cottage with 3,600 sq. ft. provides a large family with 4 bedrooms and 4 baths.

Ingeniously built into a rise in the smooth-rock shoreline, each floor level steps up on the north side to create privacy zones for all bedroom areas. A luxurious master bedroom suite opens onto a private screened-in veranda and wrap-around covered porch.

Dramatic open-concept kitchen-dining area opens onto a living area with pegged plank floors, striking vaulted ceilings with timber roof trusses and granite fireplace, all of which overlook a wind-swept pine peninsula and deep water harbour with beach. A 400 sq. ft. cabin in the woods has a bathroom and 2 rooms ready to be used as a kids' games room or sleeping bunkie.

PETER COOPER | [PETER.COOPER@MOFFATDUNLAP.COM](mailto:peter.cooper@moффatdunlap.com) | 905 841 7430





PALETTE ISLAND

PRICE UPON REQUEST | ONTARIO, CANADA | 4.5 ACRES

Nestled near the only protected harbour on the Canadian side of Lake Superior, this island is a paradise just 30 minutes from Thunder Bay featuring a windmill, 2 natural ponds, an exquisite 2-storey year-round home, second building with 2 car garage, guest loft and so much more.

Anne Turcotte | aturcotte@tbaytel.net | 1 807 624 7163



CROWN ISLAND

CAD 2,290,000 | ONTARIO, CANADA | 17.82 ACRES

Majestically beautiful, Crown Island is the largest island on Mary Lake and offers over 3500 ft. of pristine shoreline. There is a charming boathouse with 3 bedroom living quarters, 2 fireplaces, 2 boat slips, 2 docks, 2 stone bridges, 2 gazebos, wading pool, rolling hills and beautiful forests.

Andrea Sharp | asharp@trebnet.com | 905 828 3434



TWIN PINES ON MOWAT ISLAND

CAD 1,690,000 | ONTARIO, CANADA | 12 ACRES

Located on the southern shore of Mowat Island in Parry Sound, Twin Pines is comprised of a spacious custom designed 2 storey 3 bedroom main cottage, a dry dock boathouse with second storey loft, a sleeping cabin, a large beach protected by an extensive break wall and miles of groomed trails.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



LOBREAU ISLAND

CAD 1,878,888 | ONTARIO, CANADA | 3 ACRES

An executive family's private island retreat in the Kawartha's boasts a one of a kind 3 bedroom 2 bathroom cottage, 2 beaches, a new docking system, 2 separate flat land play areas, 3000 sq. ft. cedar deck on spring fed and river fed Anstruther Lake with 1800 feet of shoreline.

Juan Manny Alvarez | mannycure@rogers.com | 416-449-7600



ISLAND C-906

CAD 299,000 | ONTARIO, CANADA | 0.3 ACRES

Located near famous Ojibway Club, this special island has a cozy 2 bedroom cottage with a 4 piece bath, stone fireplace in living room, propane equipped kitchen and lights. Scenic views are in all directions, gorgeous sunsets and sunrises, clean rocky shoreline with deep water docking.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221



TADENAC PENINSULA

CAD 2,450,000 | ONTARIO, CANADA | 12.1 ACRES

This 12 acre architect designed compound on Georgian Bay made of BC cedar and glass, 5 bedroom 3 bathroom 3,400 sq.ft. main cottage with a sumptuous master suite and guest wing, 420 sq.ft. guest cottage with party pavilion, sandy beach, shallow water cove and large boathouse.

Sheila Waengler | waengler@rogers.com | 416 925 9191





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*Photo: Nate Stapulionis*





**K**hatri International Inc. is a civil engineering design firm that works with developer clients that have creative ambitions.

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Las Vegas: 6440 Sky Pointe Dr. #140-299, Las Vegas, NV 89137  
Phone: (626) 351-4830 | [dkhatri@aol.com](mailto:dkhatri@aol.com)

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